

Carter Booth, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Valerie De La Rosa, *Secretary*  
Amy Brenna, *Assistant Secretary*

## COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.cb2manhattan.org](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

### FULL BOARD MEETING AGENDA

**DATE:** Thursday, March 18, 2021  
**TIME:** 6:30 PM  
**PLACE:** Via Video-Conference

#### I. ATTENDANCE

**II. PUBLIC SESSION:** Members of the community may speak for a time to be specified by the Board Chair on any issue of interest to the community. *\*Virtual Public Speaker's cards must have been submitted before 5:00 p.m. to [info@cb2manhattan.org](mailto:info@cb2manhattan.org)* Written correspondence received in lieu of spoken testimony will be summarized.

#### III. ADOPTION OF AGENDA

#### IV. REPORTS TO THE PUBLIC

- |                               |              |
|-------------------------------|--------------|
| 1. Elected Officials' Reports |              |
| 2. Borough President's Report | Andrew Chang |
| 3. Chair's Report             | Carter Booth |
| 4. Treasurer's Report         | Antony Wong  |
| 5. District Manager's Report  | Bob Gormley  |

#### BUSINESS SESSION

#### V. APPROVAL OF THE FEBRUARY MINUTES

#### VI. ELECTION OF OFFICERS

#### VII. STANDING COMMITTEE REPORTS AND OTHER BUSINESS

- |  |                                    |
|--|------------------------------------|
| 1. Joint: Reopening Working Group/Traffic & Transportation | Valerie De La Rosa/Shirley Secunda |
| 2. Landmarks   | Chenault Spence                    |
| 3. Schools & Education                                     | Jeannine Kiely                     |
| 4. SLA Licensing   | Robert Ely/Donna Raftery           |
| 5. Equity Working Group                                    | Mar Fitzgerald/Patricia Laraia     |
| 6. Quality of Life   | Joseph Gallagher                   |
| 7. Land Use  | Frederica Sigel                    |

#### VIII. NEW BUSINESS

#### IX. ADJOURNMENT

# DRAFT

April 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				<b>1</b> TRAFFIC & TRANSPORTATION	<b>2</b>	<b>3</b>
<b>4</b> Easter	<b>5</b> QUALITY OF LIFE	<b>6</b> SLA LICENSING 1	<b>7</b> PARKSWATERFRONT	<b>8</b> SLA LICENSING 2	<b>9</b>	<b>10</b>
<b>11</b>	<b>12</b> SCHOOLS & EDUCATION	<b>13</b> REOPENING WG	<b>14</b> LAND USE	<b>15</b> LANDMARKS	<b>16</b>	<b>17</b>
<b>18</b>	<b>19</b> BYLAWS	<b>20</b> EXECUTIVE	<b>21</b>	<b>22</b> FULL BOARD	<b>23</b>	<b>24</b>
<b>25</b>	<b>26</b> ARTS & INSTITUTION	<b>27</b> EQUITY WG	<b>28</b> ECON. DEV. & SMALL BUS	<b>29</b> SOCIAL SERVICES	<b>30</b>	

Carter Booth, Chair  
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 Susan Kent, Second Vice Chair  
 Bob Gormley, District Manager



Antony Wong, Treasurer  
 Valerie De La Rosa, Secretary  
 Amy Brenna, Assistant Secretary

**Treasurer Report - Mar 2021**  
**Fiscal Year: July 1, 2020 to June 30, 2021**

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	Fiscal Yr Projection		Current	
<b>Accounts</b>				
Street Fair Funds - Beginning July 1, 2020	\$	67,090.50	\$	67,090.50
<b>Revenues</b>				
City Funds <sup>1</sup>	\$	251,369.00	\$	251,369.00
Street Fair Funds - FY21 <sup>2</sup>	\$	-	\$	-
	\$	318,459.50	\$	318,459.50
<b>Expenses</b>				
<i>Personnel Services (PS)</i>				
Staff (Four)	\$	(238,688.00)	\$	(165,724.00)
<i>Other Than Personnel Services (OTPS)</i>				
Equipment & Software / Copy Machine	\$	(2,816.00)	\$	(1,407.38)
Postage	\$	(330.00)	\$	-
Professional Services <sup>3</sup>	\$	(4,380.00)	\$	(1,950.00)
Subscriptions	\$	(751.00)	\$	(690.55)
Supplies	\$	(1,500.00)	\$	(643.93)
Telephone Services	\$	(2,926.00)	\$	-
	\$	(251,391.00)	\$	(170,415.86)
<b>Balance</b>	\$	<b>67,068.50</b>	\$	<b>148,043.64</b>

<sup>1</sup> Includes \$5,500 City Council Funds

<sup>2</sup> No Street Fair in FY21

<sup>3</sup> Office Cleaning, Live Streaming & IT Consultant

**Revised: Mar 18, 2021**

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### **JOINT MEETING: REOPENING WORKING GROUP & TRAFFIC AND TRANSPORTATION February 2021**

The Reopening Working Group and Traffic & Transportation committees held a joint meeting on Wednesday, February 24, 2021 at 6:30PM via Zoom.

**Reopening Working Group Committee Members Present:** Valerie De La Rosa (Chair), Joseph Gallagher (Quality of Life Chair), Daniel Miller (First Vice Chair), and Donna Raftery (SLA Co-Chair)

**Reopening Working Group Committee Members Absent with Notification:** Bob Ely (SLA Co-Chair)

**Traffic & Transportation Committee Members Present:** Shirley Secunda (Chair), Ritu Chattree (Vice Chair), Joseph Gallagher, Janet Liff, Edward Ma, Daniel Miller, Lois Rakoff, Antony Wong, and Adam Zeldin

**Traffic & Transportation Public Members Present:** Joseph Flahaven, George Haikalis

**Other Board Members Present:** Carter Booth (CB2 Chair), William Benesh, David Gruber, Michael Levine, Rocio Sanz, and Eugene Yoo

**CB2 Staff Present:** Bob Gormley (District Manager)

**Guests Present:** Jeffrey LeFrancois (Meatpacking BID), Evan Sweet (Meatpacking BID)

### **Minutes**

The meeting was called to order at 6:35PM by Valerie De La Rosa.

The meeting was a presentation from the Meatpacking BID on the proposed Meatpacking Pedestrian Oriented District: Enhanced Open Streets Restaurants and Open Streets Programs.

There is one resolution.

The meeting was adjourned at 9:34PM.

**Resolution #1 in support of the Meatpacking Business Improvement District BID (“Meatpacking BID”) Pedestrian Oriented District (“POD”): Enhanced Open Streets Restaurants (“OSR”) and Open Streets Program**

**Whereas**

**State of the Open Streets Restaurants Program: Temporary and Permanent**

1. Mayoral Executive Order No. 153<sup>1</sup> and City Council Int 2127-2020<sup>2</sup> set the expiration of the City’s current outdoor dining program to September 30, 2021 (self-certified, temporary sidewalk seating and self-certified roadway seating), and set the replacement of the current outdoor dining program with a permanent program allowing for the use of roadway seating as outdoor dining areas;
2. The City’s guidelines for the permanent outdoor dining program, allowing for the permanent use of roadway seating as outdoor dining areas, have not been established;

**Key Learnings from the Open Streets Program**

3. Open Streets are not successful unless they are actively managed, and when Open Streets lack management it leads to drivers disregarding barriers and/or speeding down an open street, endangering pedestrians and those dining outside;

**Meatpacking BID’s History with the Current DOT Open Streets Restaurants and Open Streets Programs:**

4. The Meatpacking BID is a DOT partner in the current Open Streets and Open Streets Restaurants (OSR) programs (with three existing street closures in CB2 and one street closure outside the district) and the BID intends to include these streets as part of their proposed Enhanced Open Streets Restaurants and Open Streets Programs:
  - a. Gansevoort Street from Ninth Avenue to Washington Street (CB2)
  - b. West 13<sup>th</sup> Street from Ninth Avenue to Washington Street (CB2)
  - c. Little West 12<sup>th</sup> Street from Ninth Avenue to Washington Street (CB2)
  - d. Ninth Avenue (Westernmost lanes) from West 15<sup>th</sup> Street to West 14<sup>th</sup> Street (CB4);
5. The Meatpacking BID currently employs both a sanitation crew and a public safety crew that handle the opening/closure of the French barricades (Meatpacking BID Sanitation Crew) and monitoring of the Open Streets (Meatpacking BID Public Safety Crew). The BID plans to expand the level of monitoring service provided by engaging a more pedestrian-management-focused contractor;

**Introduction of the Meatpacking BID’s Enhanced Open Streets Restaurants and Open Streets Programs**

6. The Meatpacking BID’s plan for a Pedestrian Oriented District: Enhanced Open Streets Restaurants and Open Streets Program offers an excellent opportunity to provide a safe, attractive, vibrant and less traffic-congested environment that serves businesses, residents and visitors in the community, while also evaluating and improving features as they are in use and acting as a pilot program from which certain aspects may serve as examples of potential for betterment to other communities;

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<sup>1</sup> Office of the Mayor Emergency Executive Order No. 153: <https://www1.nyc.gov/assets/home/downloads/pdf/executive-orders/2020/eo-153.pdf>

<sup>2</sup> City Council Bill Int 2127-2020: <https://legistar.council.nyc.gov/LegislationDetail.aspx?ID=4647999&GUID=8A4B065C-C372-4797-A38E-FEF39C3C02D2&Options=ID|Text|&Search=outdoor+dining>

## Key Points from the Meatpacking BID's Enhanced Open Streets Restaurants and Open Streets Program

7. The Meatpacking BID is working with DOT to get a past CB2 request<sup>3</sup> implemented, which is to reverse the traffic on 13<sup>th</sup> Street at Ninth Avenue, creating an eastbound traffic flow on 13<sup>th</sup> Street from Ninth Avenue to Eighth Avenue;
8. In addition to the current Open Streets listed in No. 4 above for inclusion in the Meatpacking BID's Enhanced Open Streets Restaurants and Open Streets Programs, the following street closures were introduced and identified as "Potential OSR block" closures (see the "i.e." in the parentheses below and the yellow lines in the map below), however, at this time the Meatpacking BID does not necessarily intend to close these streets:
  - a. West 13<sup>th</sup> Street from Washington Street to 10<sup>th</sup> Avenue (i.e., closure of West 13<sup>th</sup> from 9<sup>th</sup> Avenue to 10<sup>th</sup> Avenue) (CB2)
  - b. Little West 12<sup>th</sup> from Washington Street to 10<sup>th</sup> Avenue to (i.e., closure of Little West 12<sup>th</sup> Street from 9<sup>th</sup> Avenue to 10<sup>th</sup> Avenue) (CB2)
  - c. Gansevoort Street from Washington Street to 10<sup>th</sup> Avenue and Gansevoort from Hudson Street to Ninth Avenue / Greenwich Street (i.e., closure of Gansevoort from Hudson to 10<sup>th</sup> Avenue) (CB2)
  - d. West 15<sup>th</sup> Street from 9<sup>th</sup> Avenue to 10<sup>th</sup> Avenue (which will potentially direct more cars into CB2 via Hudson) (CB4)



Meatpacking District Map: Exhibit A

The **green** lines on the map are also the current streets that the Meatpacking BID has managed and continues to manage under the current DOT Open Streets Restaurants and Open Streets Program.

<sup>3</sup> CB2 February 2009 Full Board Minutes, pages 24-25 [https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/downloads/pdf/fullboard\\_2009/02\\_february\\_2009.pdf](https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/downloads/pdf/fullboard_2009/02_february_2009.pdf)

### **Traffic and For-Hire Vehicles**

9. Comprehensive traffic studies have long been a part of potential material changes to the Meatpacking District as evidenced by CB2 resolutions in October 2006, November 2006, July 2007, February 2008, and February 2009 (See Appendix);
10. The traffic study provided in the February 24, 2021 presentation was completed in July 2020 during the Covid-19 lockdown and while the results correlated to a study done a few years ago in terms of types of vehicles in the District during different times of the day it is not an accurate representation of the impacts of these street closures on the anticipated traffic and pedestrian flow once the State of New York's quarantine is lifted and there is a return of tourists to the District;
11. Concerns have been voiced about the diversion of vehicular traffic – with the closure of the current Open Streets (No. 4) and the Proposed OSR blocks (No. 8) – to adjacent neighborhood streets and the need for dropoff/pickup locations to prevent vehicular entry that can't be accommodated with the new street pattern and would cause congestion;
12. The Meatpacking BID is actively in talks with Lyft and plans to connect with Uber in aligning these for-hire-vehicle (FHV) apps with a designated dropoff/pickup point for drivers on the respective platforms, and while this will address some of the for-hire vehicles, it will not necessarily work in diverting yellow cabs;
13. 14<sup>th</sup> Street is now an Express Busway between 9<sup>th</sup> Avenue and 3<sup>rd</sup> Avenue, which means that between 6 a.m. and 10 p.m., only buses and trucks have been allowed to make trips between 9<sup>th</sup> and 3<sup>rd</sup> Avenues, with all other vehicles limited to staying on the street only until the next right turn. If approaching from the north on 9<sup>th</sup> Avenue, turning west onto 14<sup>th</sup> Street is prohibited;

### **Barriers**

14. Given that the Meatpacking BID is wholly in the Gansevoort Historic District and partially in the Greenwich Village Historic District, the aesthetics and materials of the proposed hexagonal barriers will be reviewed by the CB2 Landmarks Committee on Thursday, March 11, 2021, and are not part of this resolution;

### **Seating Accessibility**

15. While specific seating options for the proposed Pedestrian Oriented District were not part of the Meatpacking BID's presentation<sup>4</sup>, there are seats illustrated in the background of renderings on page 7 in the presentation which show seats similar to what the BID uses now (i.e., seats with backs) as well as low, backless seating with planters on pages 3 and 13. There was not an indication that the BID would be adding additional seating to the POD. It was communicated to the Meatpacking BID that if any additional seating is planned in the future, that the seats should have backs and generally be taller in height to accommodate anyone with physical challenges, such as older people and those with disabilities;
16. It is understood that the tables and table seating on the sidewalks and in the roadbeds used exclusively for table service by restaurant operators are provided solely for the exclusive use

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<sup>4</sup> Meatpacking BID Presentation of proposed Pedestrian Oriented District: Enhanced Open Streets Restaurants and Open Streets Programs, February 24, 2021: [https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2021/02/EnhancedOSR\\_CB2\\_sml.pdf](https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2021/02/EnhancedOSR_CB2_sml.pdf)

of those restaurants under the Open Restaurants program for sidewalk and roadbed dining and are not part of this proposal;

#### **Area Considerations**

17. One block south of the Meatpacking District is a highly populated residentially-zoned area with narrow streets and no stop lights, an area that has absorbed many of the negative impacts of the destination area that the Meatpacking District became before the pandemic;
18. While this residential area is outside the boundaries of the Meatpacking BID, residents spoke out in favor of the proposed street closures so long as the Meatpacking BID makes a concerted effort to proactively protect the quality of life of residents of this area including traffic impacts and work with them for the duration Enhanced Open Streets Restaurants and Open Streets Programs;
19. The following venues are anticipated to have a material impact on the pedestrian and traffic flow in the Meatpacking District:
  - a. One new hotel opening in the area: Restoration Hardware Hotel on Gansevoort Street between 9<sup>th</sup> Avenue and Washington Street (anticipated to open Fall 2021/ Early 2022). This brings the total number of hotels in a concentrated 6-block area to four (4) (Gansevoort Hotel, The Standard, Soho House (Member Club & Hotel) and the still being constructed Restoration Hardware Hotel);
  - b. City Winery (Hudson River Park Pier 57 between 14<sup>th</sup> and 15<sup>th</sup> Streets) opened October 2020. The roof will be a large landscaped public park and will host Tribeca Film Festival June 2021 and the ground floor will have a public marketplace and restaurant, indoor and outdoor seating areas. Expansion of Google offices at Pier 57;
  - c. 60-74 Gansevoort Street – Match Group (Tinder, Hinge parent company) new headquarters;
  - d. Little Island (Hudson River Park Pier 55 between 14<sup>th</sup> and 13<sup>th</sup> Streets) is anticipated to open at the end of Spring 2021 including a crosswalk opening at 13<sup>th</sup> Street. The roof will be a large landscaped public park and will host Tribeca Film Festival June 2021;
  - e. The Whitney’s David Hammons *Day’s End* sculpture opening May 2021 at the southern end of Gansevoort Peninsula (which is slated to open in Spring 2023);
  - f. Hyundai / Genesis event space, restaurant and car showroom at 40 10<sup>th</sup> Avenue (corner of 13<sup>th</sup> Street);
20. Unusual to other parts of the City, there is no way out of the District for vehicles going north until they reach 10<sup>th</sup> Avenue at 14<sup>th</sup> Street, and the only way one gets there in a vehicle from the District is by transiting north on 9<sup>th</sup> Avenue to a very congested, highly pedestrianized intersection at 14<sup>th</sup> Street where all vehicles are required to turn westbound. This is why it is critical to reverse the traffic on 13<sup>th</sup> Street to eastbound on 13<sup>th</sup> Street from 9<sup>th</sup> Avenue to 8<sup>th</sup> Avenue;



**Therefore be it resolved** that Manhattan Community Board 2 (CB2) supports the Meatpacking BID's Enhanced Open Streets Restaurants and Open Streets Programs, as recommended by CB2 above and agreed to by the Meatpacking BID, as a one-year Demonstration Project of the proposed plan that will act as a pilot to test the above-described proposed application and make modifications where necessary, while observing how this works in all seasons, in particular as tourists and visitors return to the Meatpacking District post-Covid;

**Be it further resolved**

**Reporting on Demonstration Project**

1. CB2 asks the Meatpacking BID to present to the Board in six months, giving updates on the operations and experience of the Pedestrian Oriented District and Enhanced Open Streets Program including the usage, improvements, modifications, challenges, reception, etc., and following that, present again to the Board in six-month intervals thereafter, including a comprehensive review at the end of the one-year Demonstration Project, which should be prior to the Spring 2022 season;

**Closing of Potential OSR Blocks**

2. Prior to closing any of the Potential OSR Blocks, the Meatpacking BID should present a traffic analysis showing impacts of any Potential OSR block closures on the immediate Meatpacking BID area and the residential area to the south. The Potential OSR block closures are listed directly and are designated by yellow lines on the map in No. 8:
  - a. West 13<sup>th</sup> from 10<sup>th</sup> Avenue to Washington Street;
  - b. West 13<sup>th</sup> from 9<sup>th</sup> Avenue to Hudson Street;
  - c. Little West 12<sup>th</sup> from 10<sup>th</sup> Avenue to Washington Street;
  - d. Gansevoort Street from 10<sup>th</sup> Avenue to Washington Street;
  - e. Gansevoort Street from Greenwich Street to Hudson Street;
  - f. West 15<sup>th</sup> from 10<sup>th</sup> Avenue to 9<sup>th</sup> Avenue (while not located in CB2, the impact of this closure affects entry and exit into the Meatpacking District);

**Traffic and For-Hire Vehicles**

3. CB2 requests that the Potential OSR blocks (No. 8) are studied with the results of these closures presented as part of the two (2) six-month updates requested above i.e. studied on days/evenings when there are multiple events happening simultaneously at different venues listed in Area Considerations (No.17-20);
4. CB2 urges that specific locations for dropoff/pickup spots and taxi/FHV stands be established at key points outside the area of central activity to discourage vehicular entry while allowing for convenient walking access;
5. CB2 recommends that once locations for dropoff/pickup spots and taxi/FHV stands have been selected that the Meatpacking BID work to encourage its member businesses (venues and restaurants) to acquaint their customers with the selected dropoff/pickup spots and encourage their use via a PR campaign;
6. CB2 continues to support its recommendation from February 2009<sup>5</sup> that DOT reverse the traffic on 13<sup>th</sup> Street at Ninth Avenue which would create an eastbound traffic flow on 13<sup>th</sup> Street from Ninth Avenue to Eighth Avenue, adding speed bumps, if necessary, to control traffic speed by the school;

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<sup>5</sup> CB2 February 2009 Full Board Minutes, pages 24-25 [https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/downloads/pdf/fullboard\\_2009/02\\_february\\_2009.pdf](https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/downloads/pdf/fullboard_2009/02_february_2009.pdf)

### **Barriers**

7. CB2 strongly supports the BID's plans to expand the level of monitoring service to ensure regular attention to both monitoring activity and opening and closing needs;

### **Area Considerations**

8. CB2 strongly recommends that the Meatpacking BID work in concert with the residential neighbors directly south of the District in mitigating potential issues during the implementation of the program to ensure it is a success for all who are impacted.

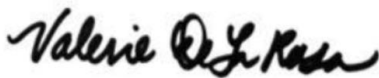
### **Appendix of Past Community Board 2 Resolutions and Attachments**

- 2006-10 CB2 Resolution in Support of Co-Sponsoring Proposed Traffic Study in Gansevoort Area with CB 4 Traffic Committee;
- 2006-11 CB2 Letter Resolution in Support of Co-Sponsoring Proposed Traffic Study in Gansevoort Area with CB 4 Traffic Committee;
- 2007-07 CB2 Letter Resolution in Support of New York City Department of Transportation Proposal to Re-Design Ninth Avenue Between 16th and 14th Streets;
- 2007-07 CB2 Letter Resolution in Support of Community Plan to Re-Claim Public Space and Address Pedestrian Safety and Vehicular Congestion Issues on 9th Avenue between Gansevoort Plaza and 16th Street;
- 2008-02 CB2 Letter Resolution in support of proposed parking regulations changes in conjunction with Greater Gansevoort Urban Improvement Project proposed changes in the Gansevoort Market neighborhood;
- 2008-02 CB2 Letter Resolution in support of Greater Gansevoort Urban Improvement Project proposed changes in the Gansevoort Market neighborhood;
- 2009-02 CB2 Resolution (No. 2) in Response to the community input at the Gansevoort Market Traffic Project Public Forum on January 13, 2009.

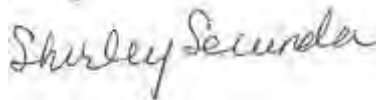
### **VOTE:**

Reopening Working Group: Unanimous in favor.  
Traffic and Transportation: Unanimous in favor.

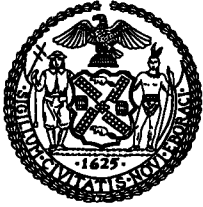
Respectfully submitted,



Valerie De La Rosa  
Chair, Reopening Working Group  
Manhattan Community Board 2



Shirley Secunda  
Chair, Traffic and Transportation  
Manhattan Community Board 2



**CITY OF NEW YORK**  
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**TRAFFIC & TRANSPORTATION COMMITTEE**

**MINUTES FOR OCTOBER 2006**

Tuesday, October 10, 2006, 6:30 PM, LGBT Community Services Center, 208 W. 13<sup>th</sup> Street

**BOARD MEMBERS PRESENT:** Brad Hoylman (Chair), Shirley Secunda (Vice Chair), Keen Berger, Jo Hamilton, Arthur Harris, Philip Mouquinho, David Reck, Bo Riccobono

**BOARD MEMBERS EXCUSED:**

**BOARD MEMBERS ABSENT:**

**PUBLIC MEMBERS PRESENT:** Julie Culver, Ian Dutton, Joseph Flahaven

**PUBLIC MEMBERS EXCUSED:** George Haikalis

**PUBLIC MEMBERS ABSENT:**

**GUESTS:** See list below.

**\*Denotes a public hearing**

1. Update on status of Third City Water Tunnel construction projects in CB #2 with representatives from Department of Environmental Protection (DEP). (See attached schedule.)
- \*2. Proposal to co-name West 12<sup>th</sup> Street between 6<sup>th</sup> and 7<sup>th</sup> Avenues as "James Beard Way." *Tabled.*
- \*3. Proposal to co-name a portion of West 3<sup>rd</sup> Street as "Blue Note Way." *Tabled.*
- \*4. Proposed Traffic Study in Gansevoort Area with CB 4. (Held over from last month.)
5. Borough Board consultation budget priorities for CB 2 traffic and transportation projects.

**Resolutions:**

**1. Resolution in Support of Co-Sponsoring Proposed Traffic Study in Gansevoort Area with CB 4 Traffic Committee**

**WHEREAS**, this committee and the community board have long advocated a comprehensive approach to traffic planning that includes both research and community input; and

**WHEREAS**, the community board co-sponsored a community input meeting for Gansevoort along with State Senator Tom Duane and Project for Public Spaces; and

**WHEREAS**, as an outgrowth of this input meeting, local activists have formed the Greater Gansevoort Urban Improvement Project and have raised money for a pedestrian/traffic study of the area between Gansevoort Street to the south, 16<sup>th</sup> Street to the north, 9<sup>th</sup> Avenue and Hudson Street to the east and Route 9A to the west, to be conducted by former DOT commissioner Sam Schwartz in association with Regional Plan Association.

**THEREFORE BE IT RESOLVED**, that Community Board No. 2, Manhattan, will co-sponsor along with Community Board 4, a traffic study of the Gansevoort area.

**In favor:** Unanimous

To: Members, Traffic & Transportation Committee

From: Brad Hoylman

Re: Tour Buses

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As a follow-up to the Community Board's March 2006 resolution on tour buses, today I met with Eva Lee, Tour Guide Manager for Coach USA/Gray Line Tours, along with board member Anne Hearn, Peter Pastor from Council member Gerson's office, and Irene Connors, a resident of the Central Village who organized the meeting.

It was agreed to take the following steps to reduce the noise and inconvenience caused by the proliferation of buses in the neighborhood:

- Gray Line will order its dispatchers to space the buses in intervals that prevent them from bunching up on downtown streets unnecessarily. This is imperative because during the high tourist season, as many as 30 Gray Line buses are on the downtown route at once;
- Gray Line will send the Community Board the press release of its recent announcement that it has adopted clean fuel technology for its buses and consider adding signage to buses indicating that they use such technology;
- Gray Line will explore the possibility of using microphones and headsets for its guides and passengers on open-air buses;
- Gray Line will speak to its mechanics about the loud squealing noise from the hydraulic breaks of its buses (particularly the newer models) and determine if the noise can be reduced;
- Gray Line will consider adopting a "Good Neighbor Policy" outlining the steps taken above and distribute the policy to the community;
- Council member Gerson's office will share the provision of proposed legislation that addresses the issue of noise levels of speakers on open-air buses.



CITY OF NEW YORK

2 RWG-T&T Report, Resolution in support of Meatpacking BID Pedestrian Oriented District, Enhanced OSR and OS Programs

COMMUNITY BOARD NO. 2, MANHATTAN

3 Washington Square Village New York, New York 10012-1899

PHONE: 212 979-2272 FAX: 212-254-5102 E-MAIL: cb2manhattan@nyc.rr.com

Greenwich Village \* Little Italy \* SoHo \* NoHo \* Hudson Square

*DeSo*

aria P. Derr  
*Chair*

Robert Gormley  
*District Manager*

Brad Hoylman  
*1<sup>st</sup> Vice Chair*

John Martin Diaz  
*2<sup>nd</sup> Vice Chair*

Rocio Sanz  
*Treasurer*

Jo Hamilton  
*Secretary*

Susan Kent  
*Assistant Secretary*

November 9, 2006

Margaret Forgione  
Manhattan Boro. Commissioner  
NYC Dept. of Transportation  
40 Worth Street, Room 828  
New York, NY 10013

Dear Manhattan Borough Commissioner Forgione:

At its Full Board meeting on October 19, 2006, Community Board #2, Manhattan (CB#2- Man.), adopted the following resolution:

**Resolution in Support of Co-Sponsoring Proposed Traffic Study in Gansevoort Area with CB 4 Traffic Committee**

WHEREAS, this committee and the community board have long advocated a comprehensive approach to traffic planning that includes both research and community input; and

WHEREAS, the community board co-sponsored a community input meeting for Gansevoort along with State Senator Tom Duane and Project for Public Spaces; and

WHEREAS, as an outgrowth of this input meeting, local activists have formed the Greater Gansevoort Urban Improvement Project and have raised money for a pedestrian/traffic study of the area between Gansevoort Street to the south, 16<sup>th</sup> Street to the north, 9<sup>th</sup> Avenue and Hudson Street to the east and Route 9A to the west, to be conducted by former DOT commissioner Sam Schwartz in association with Regional Plan Association.

**THEREFORE BE IT RESOLVED**, that Community Board No. 2, Manhattan, will co-sponsor along with Community Board 4, a traffic study of the Gansevoort area.

**Vote:** Unanimous, with 38 Board members in favor.

Please advise us of any action or decision taken in response to this resolution.



Sincerely,

*Maria Passannante Derr*

Maria Passannante Derr, Chair  
Community Board #2, Manhattan

*Brad Hoylman*

Brad Hoylman, Chair  
Traffic and Transportation Committee  
Community Board #2, Manhattan

MPD/gh

cc: Hon. Jerrold Nadler, Congressman- via fax  
Hon. Thomas K. Duane, NYS Senator – via fax  
Hon. Deborah Glick, NYS Assemblymember – via fax  
Hon. Christine Quinn, Council Speaker – via fax  
Hon. Scott Stringer, Man. Borough President-via fax  
Hon. Alan J. Gerson, Council member- via fax  
Hon. Rosie Mendez , Council member  
Shaan Khan, Community Liaison, MBPO – via fax  
Commissioner, Patrick J. Brennan, CAU – via fax



**CITY OF NEW YORK  
COMMUNITY BOARD NO. 2. MANHATTAN**

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July 24, 2007

Brad Hoylman  
*Chair*

Jo Hamilton  
*1<sup>st</sup> Vice-Chair*

Robert E. Riccobono  
*2<sup>nd</sup> Vice-Chair*

Sheelah Feinberg  
*Treasurer*

Susan Kent  
*Secretary*

Elaine Young  
*Assistant Secretary*

Bob Gormley  
*District Manager*

Margaret Forgione  
Manhattan Borough Commissioner  
NYC Department of Transportation  
59 Maiden Lane, 35<sup>th</sup> Floor  
New York, NY 10038

Dear Manhattan Borough Commissioner Forgione:

At its Full Board meeting on July 19, 2007, Community Board #2, Manhattan (CB#2- Man.), adopted the following resolution:

**Resolution in Support of New York City Department of Transportation Proposal to Re-Design Ninth Avenue Between 16<sup>th</sup> and 14<sup>th</sup> Streets**

WHEREAS the New York City Department of Transportation (DOT) has presented a plan to redesign Ninth Avenue between 14<sup>th</sup> and 16<sup>th</sup> Streets on a temporary basis; and this plan removes the 2 northbound traffic lanes, adds a southbound bicycle lane, creates public space in a new median triangle park between 14<sup>th</sup> and 15<sup>th</sup> Streets, builds a bulb-out on the south side of 14<sup>th</sup> Street between Ninth Avenue and Hudson Street, and adds a neck-down on the southwest corner of 14<sup>th</sup> Street and Ninth Avenue; and

WHEREAS this plan responds to a long-standing request by Community Board No. 4, Manhattan (CB4), to address important pedestrian safety problems at the intersection of 14<sup>th</sup> Street, Ninth Avenue and Hudson Street, and in the two blocks of Ninth Avenue between 14<sup>th</sup> and 16<sup>th</sup> Streets, where 3 people have been killed in the past 3 years; and

WHEREAS CB2 applauds the responsiveness of DOT and appreciates that the proposed temporary re-design will greatly improve pedestrian safety, create usable public space, and integrate a southbound bicycle lane on Ninth Avenue; and

WHEREAS a community-based organization, the Greater Gansevoort Urban Improvement Project, formed in 2006, has also presented a plan to re-design this same area, and their plan shares many features with the DOT temporary proposal, but differs in its recommendation to widen the western sidewalks of Ninth Avenue between 14<sup>th</sup> and 16<sup>th</sup> Streets rather than create a median triangle park; and

WHEREAS the Greater Gansevoort Project engaged in an extensive outreach to the community of residents, business leaders and property owners in the area, including several participatory workshops, with the involvement and confidence of both Community Board No. 2, Manhattan (CB2) and CB4, and developed their plan to reflect the community opinion that public space is more usable when it is connected to a sidewalk; and

WHEREAS the DOT has acknowledged this community preference and has promised to work closely with CB2 and CB4 and the Greater Gansevoort Project to look for ways to incorporate their ideas and concerns into a permanent solution; and

WHEREAS the DOT has presented a temporary design for the newly created public spaces and has reached out to local building owners and merchants to take responsibility for planting and maintaining them, but both community boards have expressed an interest in being a part of the design process, along with the Greater Gansevoort Project.

THEREFORE BE IT RESOLVED that CB2 approves the DOT proposal for re-designing the intersection of 14<sup>th</sup> Street, Ninth Avenue and Hudson Street, and Ninth Avenue between 16<sup>th</sup> and 14<sup>th</sup> Streets, to be implemented this summer on a temporary basis; and

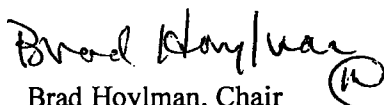
BE IT FURTHER RESOLVED that CB2 requests that DOT abide by their promise to work closely with CB2 and CB4 and the Greater Gansevoort Urban Improvement Project to ensure extensive community input and participation in the temporary design of the public spaces, and in the final re-configuration of traffic, pedestrian and bicycle spaces, along with the final design of the public spaces; and

BE IT FURTHER RESOLVED that CB2 asks DOT to work immediately to move this project into the capital plan for a permanent re-build.

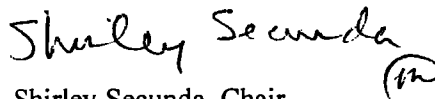
Vote: Passed, with 33 Board members in favor, and 2 recusals, (Brad Hoylman, Jo Hamilton).

Please advise us of any action or decision taken in response to this resolution.

Sincerely,



Brad Hoylman, Chair  
Community Board #2, Manhattan



Shirley Secunda, Chair  
Traffic & Transportation Committee  
Community Board #2, Manhattan

BH/gh

cc: Hon. Jerrold Nadler, Congressman- via fax  
Hon. Thomas K. Duane, NYS Senator – via fax  
Hon. Deborah Glick, NYS Assembly Member – via fax  
Hon. Scott Stringer, Manhattan Boro. President-via fax  
Hon. Christine Quinn, Council Speaker – via fax  
Hon. Alan J. Gerson, Council Member- via fax  
Hon. Rosie Mendez, Council Member  
Shaan Khan, Deputy Director of Community Affairs &  
Constituent Services MBPO – via fax  
Hunter, Johannsson, Community Board Liaison, MBPO – via fax  
Commissioner Nazli, Parvizi, CAU – via fax





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Bob Gormley  
*District Manager*

July 24, 2007

Margaret Forgione  
Manhattan Borough Commissioner  
NYC Department of Transportation  
59 Maiden Lane, 35<sup>th</sup> Floor  
New York, NY 10038

Dear Manhattan Borough Commissioner Forgione:

At its Full Board meeting on July 19, 2007, Community Board #2, Manhattan (CB#2- Man.), adopted the following resolution:

**Resolution in Support of Community Plan to Re-Claim Public Space and Address Pedestrian Safety and Vehicular Congestion Issues on 9<sup>th</sup> Avenue between Gansevoort Plaza and 16<sup>th</sup> Street**

WHEREAS the Greater Gansevoort Urban Improvement Project has presented a plan to reconfigure the 9<sup>th</sup> Avenue corridor between Gansevoort and 16<sup>th</sup> Streets; and

WHEREAS this plan creates pedestrian-safety zones, uses neck-downs to reduce pedestrian crossing distances at every intersection, removes the northbound lanes of 9<sup>th</sup> Avenue between 14<sup>th</sup> and 16<sup>th</sup> Streets, reduces the number of moving vehicle lanes on 9<sup>th</sup> Avenue between Gansevoort and 16<sup>th</sup> Streets, adding much needed pedestrian space, reverses the direction of Gansevoort and Little West 12<sup>th</sup> Streets between Washington Street and 9<sup>th</sup> Avenue, and creates two significant new public spaces at Gansevoort Plaza and the intersection of 9<sup>th</sup> Avenue and 14<sup>th</sup> Street; and

WHEREAS the Gansevoort Project developed these recommendations based on input from a community-based planning process, using first-hand observations from people who live and work in the area, data collection, and the professional expertise of planners and traffic engineers to create a vision for this neighborhood's future streetscape truly reflecting the community's wishes; and

WHEREAS Community Board No. 2, Manhattan (CB2) believes it is absolutely essential that the New York City Department of Transportation (DOT) work closely with CB2 and Community Board No. 4, Manhattan (CB4) and the Gansevoort Project to ensure full community participation in the final design of the capital project; and

WHEREAS DOT has also recognized the need to improve pedestrian safety and vehicular congestion along 9<sup>th</sup> Avenue, as well as the opportunity to create new public spaces, and has moved forward with a re-configuration north of 14<sup>th</sup> Street, and CB2 applauds this effort; and

WHEREAS 9<sup>th</sup> Avenue, south of 14<sup>th</sup> Street presents similar challenges and opportunities to the DOT project area, and the community would like to use urban design to connect these two neighborhoods; and

WHEREAS DOT has expressed its intention, which CB2 supports, to prioritize this project in the next phase of the capital budget and will indicate so in the next round of budget consultations.

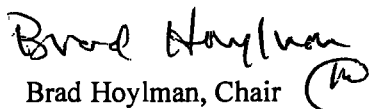
THEREFORE BE IT RESOLVED that CB2 fully supports the proposal by the Greater Gansevoort Urban Improvement Project to create pedestrian zones and new public spaces on 9<sup>th</sup> Avenue between Gansevoort Plaza and 16<sup>th</sup> Street; and

BE IT FURTHER RESOLVED that CB2 urges that DOT move immediately to implement this plan, south of 14<sup>th</sup> Street, on a temporary basis in order to complement the current DOT work north of 14<sup>th</sup> Street, and to integrate the northern and southern portions of Gansevoort Market into a safe and inviting public realm.

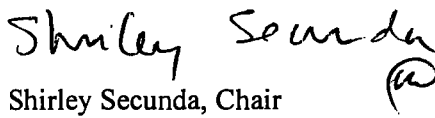
VOTE: Passed, with 33 Board members in favor and 2 recusals,  
(David Gruber, Jo Hamilton).

Please advise us of any action or decision taken in response to this resolution.

Sincerely,



Brad Hoylman, Chair  
Community Board #2, Manhattan



Shirley Secunda, Chair  
Traffic & Transportation Committee  
Community Board #2, Manhattan

BH/gh

cc: Hon. Jerrold Nadler, Congressman- via fax  
Hon. Thomas K. Duane, NYS Senator – via fax  
Hon. Deborah Glick, NYS Assembly Member – via fax  
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Commissioner Nazli, Parvizi, CAU – via fax



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February 4, 2008

Margaret Forgione  
Manhattan Boro. Commissioner  
NYC Dept. of Transportation  
59 Maiden Lane, 35<sup>th</sup> Floor  
New York, NY 10038

Dear Manhattan Borough Commissioner Forgione:

At its Full Board meeting on January 24, 2008, Community Board #2, Manhattan, adopted the following resolution:

**Resolution in support of Greater Gansevoort Urban Improvement Project proposed changes in the Gansevoort Market neighborhood**

**WHEREAS** in July 2007 Community Board 2 Manhattan (CB2) unanimously approved a design concept to improve pedestrian and traffic conditions in the Gansevoort Market neighborhood, proposed by the Greater Gansevoort Urban Improvement Project (GGUIP), developed with the aid of two consulting firms, the Sam Schwartz Company and the Regional Plan Association and based on feedback from residents, business leaders and property owners at two public meetings, each attended by over 100 people, surveys collected from over 50 people, and a design workshop attended by 75 people, along with data from traffic counts and engineering analyses; and

**WHEREAS** this concept was presented in July 2007 to the NYC Departments of Transportation (DOT) and of City Planning (DCP), who responded indicating their interest in considering a Spring 2008 temporary implementation of many of the elements put forward in the proposal; and

**WHEREAS** GGUIP and their consultants met with DOT and DCP in October 2007 to outline parameters for specific recommendations which were presented to community members at an open house on November 28, 2007 and led to a series of requests, based on the feedback there, to improve pedestrian safety, reduce congestion and create public space in Gansevoort Market that have now been proposed to CB2;

**THEREFORE BE IT RESOLVED** that CB 2 asks DOT to study the feasibility of implementing the proposed changes, as follows, and to report its findings to CB2 as soon as possible:

- Create a public space in Gansevoort Plaza, attached to the northern curb
- Create auxiliary public spaces along the curb lines of 9<sup>th</sup> Ave. between Gansevoort and 14<sup>th</sup> Sts.
- Use industrial-styled elements to define these new public spaces, such as concrete bollards and metal planters
- Remove east-bound traffic on Gansevoort St. between 9th Ave, and Hudson St.
- Create a pedestrian priority zone by reducing speed limits from 35 mph to 15 mph on Gansevoort, Little West 12<sup>th</sup> and 13<sup>th</sup> Sts. between Hudson St. and 10<sup>th</sup> Ave, and on 9th and 10th Aves. and Washington St. between Gansevoort and 14<sup>th</sup> Sts.
- Install traffic signals on Washington St., at the 14<sup>th</sup> and Gansevoort St. intersections
- Install all-way stop signs on Washington St., at 13<sup>th</sup> and Little West 12<sup>th</sup> Sts.
- Designate both Washington St. and 10<sup>th</sup> Ave. as two-way between 14<sup>th</sup> and Gansevoort Sts.
- Reverse 13<sup>th</sup> St. between Hudson St. and 9th Ave.
- Eliminate left turns from Washington St. onto Horatio St. between 9 pm and 7 am
- Install a rumble strip across the western end of 14<sup>th</sup> St. at the entrance from the West Side Highway; and

**BE IT FURTHER RESOLVED** that CB 2 requests the following proposed bus stop changes:

- Move the M11 stop from 9th Ave. between 13<sup>th</sup> and Little West 12<sup>th</sup> Sts., to 14<sup>th</sup> St. west of 9th Ave.
- Move the M14A stop from Hudson St. between 13<sup>th</sup> and Little West 12<sup>th</sup> Sts., to Hudson St. between 14<sup>th</sup> and 13<sup>th</sup> Sts.; and

**BE IT FURTHER RESOLVED** that CB2 requests that DOT monitor activity in response to these changes and work with the NYC Police Department to provide enforcement on a regular basis, especially on weekend nights between 11 pm and 4 am, to ensure compliance where necessary.

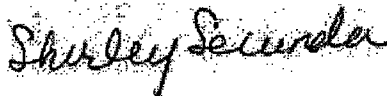
**Vote:** Passed, with 35 Board members in favor and 1 recusal (Jo Hamilton).

Please advise us of any decision or action taken in response to this resolution

Sincerely,



Brad Hoylman, Chair  
Community Board #2, Manhattan



Shirley Secunda, Chair  
Traffic & Transportation Committee  
Community Board #2, Manhattan

BH/gh

- cc: Hon. Jerrold Nadler, Congressman  
Hon. Thomas K. Duane, NYS Senator  
Hon. Deborah Glick, NYS Assembly Member  
Hon. Scott Stringer, Manhattan Boro. President  
Hon. Christine Quinn, Council Speaker  
Hon. Alan J. Gerson, Council Member  
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Shaan Khan, Deputy Director of Community Affairs &  
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Manhattan Director, Lolita Jackson, CAU



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February 4, 2008

Margaret Forgione  
Manhattan Boro. Commissioner  
NYC Dept. of Transportation  
59 Maiden Lane, 35<sup>th</sup> Floor  
New York, NY 10038

Dear Manhattan Borough Commissioner Forgione:

At its Full Board meeting on January 24, 2008, Community Board #2, Manhattan, adopted the following resolution:

**Resolution in support of proposed parking regulations changes in conjunction with Greater Gansevoort Urban Improvement Project proposed changes in the Gansevoort Market neighborhood**

**WHEREAS** Community Board 2 Manhattan (CB2) has requested that the NYC Department of Transportation (DOT) study the feasibility of implementing a series of changes proposed by the Greater Gansevoort Urban Improvement Project to improve pedestrian safety, reduce congestion and create public space in the Gansevoort Market neighborhood; and

**WHEREAS** the success of the requested changes will be greatly enhanced with modifications to the current, but outdated, Meat Market parking regulations; and

**WHEREAS** DOT has begun a Performance Parking Pilot Project, that uses Muni meters charging market rates for parking that reduce traffic, double parking and cruising, and thereby create a more conducive business environment;

**THEREFORE BE IT RESOLVED** that CB2 asks DOT to study the following proposed changes in parking regulations in the Gansevoort Market neighborhood:

1. Permissible Loading Zone for Standard Hotel on Washington St., west side, south of 13<sup>th</sup> St.
2. Taxi Stand, 13<sup>th</sup> St., south side, 100' west from Washington St.

3. Commercial loading/unloading Mon-Fri. 7 am–4 pm, and No Standing at the other times, with allowance for street cleaning, at the following locations:
  - Gansevoort St., east of Hudson St. to Gansevoort plaza, north side
  - Gansevoort St., b/w 9th Ave. and Washington St., north side
  - Little West 12<sup>th</sup> St., b/w 9th Ave. and Washington St., north side
  - 13<sup>th</sup> Street, b/w Hudson and Ninth Avenue, south side
  - 13<sup>th</sup> Street, b/w Ninth Avenue and Washington, north side
  - 13<sup>th</sup> St., from 100' west of Washington to 10th Ave., south side
  - Washington St., from Gansevoort to 14<sup>th</sup> St., east side
  - Washington St., west side, from Standard Hotel Loading Zone south of 13<sup>th</sup> St. to Little West 12<sup>th</sup> St.
  - Washington St., from 14<sup>th</sup> to 13<sup>th</sup> St., west side
  - 9th Ave., b/w Little West 12<sup>th</sup> and 14<sup>th</sup> Sts., both sides
4. Commercial loading/unloading Mon.-Fri. 7 am–4 pm, with allowance for street cleaning, at the following locations:
  - Gansevoort St., b/w Hudson and Washington Sts., south side
  - Little West 12<sup>th</sup> St., b/w 9th Ave. and Washington St., south side
  - 13<sup>th</sup> St., b/w 9th Ave. and Washington St., south side
  - 13<sup>th</sup> St., b/w Washington St. and 10th Ave., north side
  - 13<sup>th</sup> St., b/w Hudson St. and 9th Ave., north side
  - 14<sup>th</sup> St., b/w 9th and 10th Aves., both sides

**BE IT FURTHER RESOLVED** that CB2 requests that the Gansevoort Market neighborhood be included in DOT's Performance Parking Pilot Project, with the above parking regulations changes being supported by Muni meters set at a rate to maintain a 15% curbside vacancy; and

**BE IT FURTHER RESOLVED** that CB2 requests that the revenues generated by the proposed Muni meters be returned to the neighborhood for streetscape improvements and maintenance.

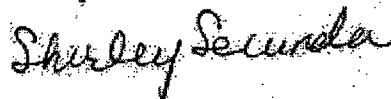
**Vote:** Passed, with 35 Board members in favor and 1 recusal (Jo Hamilton).

Please advise us of any decision or action taken in response to this resolution

Sincerely,



Brad Hoylman, Chair  
Community Board #2, Manhattan



Shirley Secunda, Chair  
Traffic & Transportation Committee  
Community Board #2, Manhattan

BH/gh

cc: Hon. Jerrold Nadler, Congressman  
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Shaan Khan, Deputy Director of Community Affairs &  
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**WHEREAS** this concept was presented in July 2007 to the NYC Departments of Transportation (DOT) and of City Planning (DCP), who responded indicating their interest in considering a Spring 2008 temporary implementation of many of the elements put forward in the proposal; and

**WHEREAS** GGUIP and their consultants met with DOT and DCP in October 2007 to outline parameters for specific recommendations which were presented to community members at an open house on November 28, 2007 and led to a series of requests, based on the feedback there, to improve pedestrian safety, reduce congestion and create public space in Gansevoort Market that have now been proposed to CB2;

**THEREFORE BE IT RESOLVED** that CB 2 asks DOT to study the feasibility of implementing the proposed changes, as follows, and to report its findings to CB2 as soon as possible:

- Create a public space in Gansevoort Plaza, attached to the northern curb
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- Use industrial-styled elements to define these new public spaces, such as concrete bollards and metal planters
- Remove east-bound traffic on Gansevoort St. between 9th Ave, and Hudson St.
- Create a pedestrian priority zone by reducing speed limits from 35 mph to 15 mph on Gansevoort, Little West 12<sup>th</sup> and 13<sup>th</sup> Sts. between Hudson St. and 10<sup>th</sup> Ave, and on 9th and 10th Aves. and Washington St. between Gansevoort and 14<sup>th</sup> Sts.
- Install traffic signals on Washington St., at the 14<sup>th</sup> and Gansevoort St. intersections
- Install all-way stop signs on Washington St., at 13<sup>th</sup> and Little West 12<sup>th</sup> Sts.
- Designate both Washington St. and 10<sup>th</sup> Ave. as two-way between 14<sup>th</sup> and Gansevoort Sts.
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- Eliminate left turns from Washington St. onto Horatio St. between 9 pm and 7 am
- Install a rumble strip across the western end of 14<sup>th</sup> St. at the entrance from the West Side Highway; and

**BE IT FURTHER RESOLVED** that CB 2 requests the following proposed bus stop changes:

- Move the M11 stop from 9th Ave. between 13<sup>th</sup> and Little West 12<sup>th</sup> Sts., to 14<sup>th</sup> St. west of 9th Ave.
- Move the M14A stop from Hudson St. between 13<sup>th</sup> and Little West 12<sup>th</sup> Sts., to Hudson St. between 14<sup>th</sup> and 13<sup>th</sup> Sts.; and

**BE IT FURTHER RESOLVED** that CB2 requests that DOT monitor activity in response to these changes and work with the NYC Police Department to provide enforcement on a regular basis, especially on weekend nights between 11 pm and 4 am, to ensure compliance where necessary.

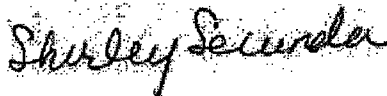
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Sincerely,



Brad Hoylman, Chair  
Community Board #2, Manhattan



Shirley Secunda, Chair  
Traffic & Transportation Committee  
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Manhattan Director, Lolita Jackson, CAU

Brad Hoylman, *Chair*  
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## COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.cb2manhattan.org](http://www.cb2manhattan.org)

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### TRAFFIC AND TRANSPORTATION COMMITTEE

February 2009

The Traffic and Transportation Committee of Community Board #2, Manhattan, held its regularly scheduled monthly meeting on Tuesday, February 10, 2009, at 6:30 p.m. at St. Anthony of Padua Church, 154 Sullivan St., Lower Hall.

**Board Members Present:** Shirley Secunda (Chair), Ian Dutton (Vice Chair), Amanda Fried, Renee Kaufman, Jane McCarthy, Annie Washburn.

**Board Members Excused:** Sigrid Burton, Wendy Schlazer.

**Board Members Absent:**

**Public Members Present:** Joseph Flahaven, George Haikalis, Richard Lehrer, Florent Morellet.

**Public Members Excused:**

**Public Members Absent:**

**Other Board Members Present:** Jo Hamilton.

**Guests:** Christy Dwyer, Colleen Chattergoon (DOT), Shea Hovey.

### RESOLUTIONS

1. **Resolution in support of changing parking regulations from "No Parking 8am-6pm Monday through Friday" to "No Standing except Trucks Loading and Unloading 8am-6pm Monday through Friday" on the south side of Blecker St. from 7<sup>th</sup> Ave. to Jones St.**

**Whereas** ever since the Blecker St. bike lane segment between 7<sup>th</sup> Ave. and Ave. of the Americas was installed on the north side of that street, Ottomanelli Brothers butcher shop, a venerated and long-established neighborhood business institution located on that same north side at 285 Blecker, has avoided blocking the bike lane by doing its necessary loading and unloading

activities across the street on the south side, and as a result, has received 12 tickets for parking/standing violations under the current regulations there of "No Parking 8am-6pm Monday through Friday"; and

**Whereas** many of Ottomanelli Brother's commercial neighbors on that same stretch of street similarly have an essential need to load and unload deliveries without being penalized, in order to successfully conduct business, and ~~SEE ATTACHED~~ *SEE ATTACHED*

**Whereas** Community Board 2 Manhattan (CB2) recognizes the importance of providing delivery loading and unloading access to support the conduct and health of our businesses, especially in this demanding economy;

**Therefore Be It Resolved** that Community Board 2 Manhattan (CB2) fully supports and requests changing parking regulations from "No Parking 8am-6pm Monday through Friday" to "No Standing except Trucks Loading and Unloading 8am-6pm Monday through Friday" on the south side of Bleecker St. from 7<sup>th</sup> Ave. to Jones St.

**Vote:** Unanimous in favor.

*passed unan (34)*

**2. Resolution in response to community input at the Gansevoort Market Traffic Project public forum on January 13, 2009.**

**Whereas** Community Board 2 Manhattan (CB2) held a public forum on January 13, 2009 to provide an update by the NYC Department of Transportation (DOT) on the Gansevoort Market Traffic Project (supported overwhelmingly by CB2 in a resolution passed in January 2008 and implemented in May 2008) to residents, businesses and institutions in the area and others interested in the project, and to give the community an opportunity to weigh in with their impressions of the project's progress, in keeping with the community process that has been followed from the project's beginnings, with said input to be discussed and acted upon at the February 2009 monthly meeting of CB2's Traffic and Transportation Committee (which this resolution summarizes) in order to pass it on to DOT in response to DOT's expression of interest in and request for input; and

**Whereas** over 100 people attended the forum, 51 of them presenting comments, and 16 letters were received, and CB2 thanks all for participating; and

**Whereas** the input, when examined in depth, fell into certain specific categories, with some people commenting on only one aspect of the project, while others commented on many, favoring some and objecting to others, as follows:

- Of 46 people commenting on the Traffic Plan (Plazas/Streets), 30 were in favor, 2 favored some things but not others, and 14 were against it.
- Of 25 people commenting on the project's Aesthetics, one was in favor, one favored some things but not all, and 23 were against, many of them citing inconsistency with the area's historic landmark character, and the greatest number (9) objecting to the bollards.
- 10 people commented on the need to examine the direction of W. 13<sup>th</sup> St. (bet. Hudson & 9<sup>th</sup> Ave.) and whether it should be changed.

- 10 people cited concerns about taxis, including 7 people who expressed the need to provide better taxi access/pickup/dropoff sites (taxi stands).
  - There was some mention of concern about the pinch point in front of Pastis restaurant on 9<sup>th</sup> Ave.
  - The need for management of the spaces (including maintenance, sanitation and programming) and the current gap in this area was evident.
- (See attached for further details); and

**Whereas** CB2 thanks DOT for its willingness to balance street space more equitably for community and pedestrian use and for innovating and testing short-term improvements in the Gansevoort Market area that reallocate vehicular space for needed public space, working with the community, as well as for analyzing conditions, presenting the results to the community and being open to suggested modifications; and

**Whereas** DOT has expressed its intention to come back to the community at intervals as the project progresses, to indicate its response to community comments and get further input; and

**Whereas** DOT anticipates that the final design will be completed between July 2009 and June 2010, and that permanent construction will be done between July 2010 and June 2011, meaning final implementation is at least two, possibly three years away, highlighting the need for revision to the short-term project, as necessary, to provide tangible improvement in the lengthy interim.

**Therefore Be It Resolved** that CB2 appreciates that DOT is intending to examine and evaluate all the input from our January 13, 2009 public forum, and requests that DOT particularly study the following and develop recommendations for both interim and permanent improvements in these areas:

- Aesthetics and Historic Considerations - Short-term: Replacement of the existing bollards with others, working with community representatives, as well as development of demarcation elements that better reflect the area's historic character, such as planters, bollards and chains, rather than the current white tape and other schemes that compromise historic integrity and blemish the cobblestones. Long-Term: Development of concepts for design patterns and elements, street furniture and other amenities and their placement in keeping with the landmark district, in consultation with qualified design expert(s), preferably from the Design Excellence Program.
- W. 13<sup>th</sup> Street - Short- and Long-Term: Examination and evaluation of the feasibility of reversing W. 13<sup>th</sup> St. between 9<sup>th</sup> Ave. and Hudson St. (and possibly to 8<sup>th</sup> Ave.) for an eastbound traffic flow.
- Taxi Stands - Short- and Long-Term: Examination and evaluation of potential taxi stand locales and development of recommendations.
- Pinch-Point - Short-Term: Study the pinch point in front of Pastis and how it functions. Long-Term: Based on analysis over time, develop permanent geometry.
- Management - Short- and Long-Term: Explore avenues for district and public space management and develop guidelines for establishing, funding and conducting a management program that the community can follow; and

**Be It Further Resolved** that CB2 asks that DOT return to the Board in the near future to present its initial interpretation of input from the public forum in the context of existing conditions and its preliminary recommendations for moving forward in response; and

**Be It Finally Resolved** that CB2 looks forward to working with DOT in an iterative process to develop modifications to the short-term improvements as well as final recommendations for completing and implementing the long-term plan.

**Vote:** In favor: 5 Full Board Members  
4 Public Members

Opposed: 1 Full Board Member

*passed unan.  
(33)*

Respectfully submitted,

*Shirley Secunda*

Shirley Secunda, Chair  
Traffic and Transportation Committee  
Community Board #2, Manhattan

## GANSEVOORT MARKET TRAFFIC PROJECT FORUM RESULTS (01/13/09)

### General DOT Comments/Observations

- DOT is looking for input.
- Project implemented under public process – needed forum for feedback.
- There to listen and come back with changes.
- Interim review for short-term changes/pilot project.
- Peak volume for area is at 2:00-3:00 a.m. Saturday.
- Volume of traffic unchanged.
- 12:00-2:00 am: Before 4 min. 44 sec. (2.2 mph); After 5 min. 33 sec. (1.8 mph) – very slight change.
- Insignificant during day hours.
- Traffic travels half of speed limit – less 20 mph.
- Funding for design in 2010 budget.
- Final design 07/09 – 06/10.
- Construction (permanent) 07/10 – 06/11.

### CB2 Considerations

- Need DOT to come back to the community with recommendations.
- May need some interim changes before permanent installation.
- Taxi stands.
- Need guidelines for maintaining, cleaning, managing, programming.
- Need to continue community input.
- Permanent plan will go through Landmark and Art Commissions review.
- Landmark aspects of cobblestone need to be addressed (curbs, markings, etc.) – plastic tape needs to be removed.

### Community Commentary

The following tallies and comments are by category. In many cases, those who supported the traffic plan didn't like the aesthetics or vice versa. Some people commented on only one aspect, and others commented on many, hence several reasons for pro or con might be from one person. (Note: 51 people's comments were heard at the public forum, including 3 letters. 16 letters were received, and of these, 5 letter writers testified at the public forum, and 3 letters were read aloud, leaving 8 other additional letters – Total: 59 people altogether submitted comments).

### TRAFFIC PLAN (PLAZAS/STREET)

In Favor: 19 residents 10 businesses 1 nonprofit      Pro&Con: 1 resident 1 NYPD

#### Reasons:

- Reclaims vehicular space (78% of population don't own cars) - 1 resident
- Crossing safer for pedestrians (speeding abated) – 7 residents
- Welcomes more open public space (but needs better design) – 1 business



- More peace and quiet (life changed for better; can sleep now) – 3 residents
- Noise down for residents – 1 NYPD 2 residents
- Public spaces provide passive entertainment – 1 resident
- Traffic moves more smoothly, orderly (no longer vehicular free-for-all; the hectic traffic tamed – 4 residents 1 business
- Likes plazas – 1 business
- Likes one big plaza – 1 resident
- Likes potential to utilize plaza for art installations – 1 business
- Far more pleasant to walk in area, more pedestrian friendly – 4 residents 1 business
- Increase in pedestrians – 1 resident
- People more likely to linger in plaza instead of rushing through to dodge vehicles – 1 resident
- No longer monopolized by autos – 1 resident 1 business
- Achieved without excessive use of signage (as opposed to sea of oversize red stop signs) – 1 resident
- Need to encourage transit use – 1 resident
- Hopes permanent changes resemble the temporary ones – 1 resident
- Nightlife has to compromise in location that is heart of residential neighborhood. Can't have people come any way they want – 1 business
- Has bettered both pedestrian and vehicular traffic – 1 business
- Don't need a Robert Moses highway/want quality of life which pedestrians and bicycles give – 1 resident
- Need to move away from cars to promote pedestrians and bicycles – 1 resident
- Narrowing of traffic lanes, new traffic flow and addition of seating has transformed perception of area from one where vehicular traffic dominated to one where pedestrian feels safe and in control – 1 business
- Helps reduce carbon emissions and dependence on current petroleum-based transportation model – 1 business
- Gansevoort Market is a gathering place for humans, not autos – 1 resident
- Likes the traffic calming – 1 resident 1 business
- Nightlife traffic more controlled – 1 resident
- Slowing vehicles enhances pedestrian safety (35% risk of fatality at 30 mph; 85% risk of fatality at 45 mph) – 1 nonprofit
- Pedestrianization increases value of property approx. 25% and boosts business 10-20% - 1 nonprofit
- Even doing own maintenance/cleaning in area in front of establishment, approves new traffic patterns and plazas – 1 business
- Feels safer with new plan – 1 resident
- Recognizes that streets and sidewalks have to be configured to accommodate changes in the changing neighborhood and supports. Also reports no negative impact on the Meat Coop's ability to conduct their business – 1 business
- Plazas are being used regularly and in tune with neighborhood theme – 1 resident
- MPD shouldn't be a thoroughfare but a destination where tourists and residents alike stroll the shops, bars and restaurants which the new configuration accommodates – 1 resident

- Before, the roads were too wide, encouraging and facilitating speeding – don't want speeding in far west Village – much better now – no cars racing through – 1 resident
- More foot traffic will come from Highline and new hotels, and the new configuration will enable them to get around easily and safely – 1 resident

Against: 9 businesses 5 residents

Reasons:

- Room for only one car in front of Soho House – 1 business
- Shrinking streets ok, but do less of them and need more organization – 1 business
- Need vehicular traffic for business to survive – 1 business
- Focus funds on getting traffic in and out, not plazas – 1 business
- Huge backup Greenwich/Horatio Streets – 1 resident
- No safer than before, no less traffic – 1 business
- Closing off streets not functional for business – 1 business
- No provision for taxi drop off/pick up with bike lanes – 1 business
- Oddly shaped unusual spaces create chaos and clutter – 1 business
- Puts \$10 billion economic engine at risk with bottled up traffic, narrow 3 lanes – 1 business
- Little subway access – public transportation notion false – 1 business
- Not a pedestrian danger area – 1 business
- No closing time for outdoor areas – 1 business
- Negative impact on business – 1 business
- Noise level increase – 1 resident
- No control of traffic with Gansevoort one-way – make 2 way again – 1 resident
- Traffic worse, not alleviated, particularly on Hudson Street – 1 resident
- Parking at bus stops and hydrants – 1 resident
- No increase in volume but extension in time – 1 resident
- Need to review Little W. 12 St/Gansevoort St. and Greenwich St. in front of Pastis – 1 resident
- Pushes traffic to area previously quiet and will disturb quiet areas – 1 business
- Traffic problems outside – 1 business
- Concern about weekend traffic jams – 1 resident

AESTHETICS

In Favor: 1 resident (pro & con) 1 business

Reasons:

- Spare, simple elements reflect light-industrial identity; stone blocks harmonious with cobblestone – 1 resident (but vs. bollards)
- Beautiful spaces for community to enjoy the neighborhood – 1 business

Against: 13 residents 9 businesses 1 nonprofit

Reasons:

- Unattractive bollards – 7 residents 2 businesses
- Need more inviting, visually pleasing public space – 1 business
- Improve aesthetics, but don't step backwards to old traffic pattern – 1 resident

- Historic charm not captured – 1 resident
- Need to preserve historic paving – people sitting may harm – 1 resident
- Need to reflect historicity of unique urban place – 3 residents 1 nonprofit
- Unattractive spaces – one looks like cement construction materials – not in keeping with historic area – 1 business
- Design elements in plaza not appropriate to historic area – 1 business 1 resident
- Markings (plastic tape) not good on cobblestones – 1 resident 1 nonprofit
- Need to consider landmark requirements in handling cobblestone – 2 residents 1 nonprofit
- Don't sanitize neighborhood – 1 business
- Lighting needs – 1 resident
- Need improvement in street furniture – 1 resident
- Random pattern of spaces not reflecting or relating to street pattern – 1 nonprofit
- Need better design process – 1 business/resident
- No spontaneity of open space – 1 business
- There are superficial design issues, but they can easily be changed – 1 resident
- Need to preserve gritty, antique atmosphere

W. 13<sup>TH</sup> STREET (BET. HUDSON & 9<sup>TH</sup> AVE.)

In Favor: 1 business 1 resident 1 NYPD

Reasons:

- Traffic shut down 13<sup>th</sup>/Hudson to alleviate traffic helps with volume – 1 NYPD
- Favors blocking street – just need drop-off zones – 1 business
- In speaking with taxi drivers, finds they say changing of access to 13<sup>th</sup> St. on 9<sup>th</sup> Ave. has made them drive in a safer manner – 1 resident

Against: 5 businesses 2 residents

Reasons:

- Traffic blocked on 13<sup>th</sup> Street – 1 business
- Less access from 13<sup>th</sup> St. – 1 business
- No traffic flow 13<sup>th</sup> St./9<sup>th</sup> Ave. – 1 business
- Emergency vehicles can't turn on 13<sup>th</sup> St./9<sup>th</sup> Ave – 1 business
- Closing 13<sup>th</sup> St. midnight – 3 or 4 a.m. – can't turn cabs in middle of street – 1 resident
- Make 13<sup>th</sup> St. 2-ways – 1 resident
- Business negatively impacted by redirection of 13<sup>th</sup> St. traffic

TAXIS

- Need taxi stands (rather than random pickup/delivery) – 4 residents 1 business
- Need TLC enforcement – 1 NYPD
- Easier to access a cab – 1 resident
- Need provision for taxi pickup/dropoff near bike lanes – 1 business
- Need to reduce # of taxis – 1 resident
- Noise from taxis – 1 resident

### PROCESS

- One resident questioned the process

### IDEAS

- Taxi stands needed – 4 residents 1 business
- Utilize plazas for installations, art projects and other cultural enrichment – 1 business 1 resident
- Introduce trees – 1 resident
- Emphasize waterfront location – 1 resident
- Washington Street between 14<sup>th</sup> & Gansevoort Streets needs calming, especially with Standard Hotel there, needs to be less difficult to cross the street – 1 business
- Open design competition (like the Hi-Line had) – 1 business
- Possibility of Parks Dept. helping with the design – 1 business
- Improved lighting – 1 resident
- No billboards – 1 resident
- Preference for public/non-commercial use of plazas – 1 resident
- Preference for using objects such as planters or bollards (rather than tape) to demarcate between pedestrian and vehicular areas – 1 nonprofit

**Carter Booth, Chair**  
**Daniel Miller, First Vice Chair**  
**Susan Kent, Second Vice Chair**  
**Bob Gormley, District Manager**



**Antony Wong, Treasurer**  
**Valerie De La Rosa, Secretary**  
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❖ Gansevoort Market

The Community Board 2 Manhattan  
Landmarks and Public Aesthetics Committee  
held its March meeting on Thursday, March 11, 2021 by video conferencing.

**Committee Members Present:** Chenault Spence (Chair), Susan Gammie (Vice-Chair), Eugene Yoo, Brian Pape, Sandy Russo, Bo Riccobono, Valerie De La Rosa, Anita Brandt, Doris Diether

**Board Members Absent with Notice:**

**Board Members Absent without Notice:**

**Public Members Present:** Mostafa Osman, Albert Bennett

**Public Members Absent with notice:**

**Board members:** Carter Booth, Michael Levine, Donna Raffery

**1. \*Gansevoort, Little West 12th, and 13th Streets between Ninth Ave. and Washington St. - Application is to install enhanced planter barricades as part of the NYC Open Streets Program.**

Whereas:

A. The open streets program provides priority to pedestrian usage with access for vehicles, as required; and

B. The traffic barriers are composed of oxblood weathered Corten steel made into hexagonal-shaped planters 5'-0" wide and 3'-0" high similar in appearance to existing Landmarks Commission approved planters in the immediate area, and

C. The containers are mounted on heavy duty casters and the applicant represented that the planters are hinged in a fashion that makes them easily movable to provide access for vehicles as required; and

D. The plantings are a combination of evergreen and annual plants and will be maintained by Meat Packing BID; and

E. The applicant represented that it is its intention, subject to approval from the proper agencies, to make these open streets with the planters permanent; now

**Be it therefore resolved that CB2 Manhattan recommends approval of the application provided that the design conforms to all applicable regulations of other agencies for district.**

**Unanimous**

**2. \*439 Lafayette St .- Application is to amend a Master Plan permit for painted signs.**

**A.** The amendment to an existing approved master plan seeks to modify the plan to conform to the current regulations concerning painted wall signs in the district; and

**B.** The applicant provided approved designs on other buildings in the district that the sign company had painted under the new regulations; now

**Therefore be it resolved that CB2 recommends approval of the application provided that the designs conform to the applicable regulations for the building and the district**

**Unanimous**

**3. \*465 W. Broadway-Application is for a master plan to install a painted wall sign.**

Whereas:

**A.** The design applicant presented that the permitted area of the new sign is 448 square feet (16' x 28'), however this size reads as too large for the visible area of the wall is positioned too low when viewed from the street ; and

**B.** The proposed design appears to be in conformity with the regulations for the building and the district; now

**Therefore be it resolved that:**

**A.** **CB2 recommends approval of the application provided that the designs conform to the applicable regulations for the building and the district; and**

**B.** **It is recommended that the overall size of the sign and distance between the sign and the rooftop be reduced.**

**Unanimous**

**4. \*151 Mercer St.- Application is to install a painted wall sign and light fixture at the secondary (south) façade.**

Whereas:

- A. The application is for a new wall sign on a recently constructed building; and
- B. The sign is a discreet round rendering of the company logo 6'-6" in diameter and set back 2'-3" from the front facade and appears to be in conformity with the regulations for the building and the district; and
- C. A proposed LED lighting fixture incorporated into the parapet coping above the sign will draw undue attention to the sign and is without any precedent in the district; and
- D. The applicant, when questioned, could provide no precedent, historic reference, or other justification for the lighting of the sign; now

**Therefore be it resolved that CB2 Manhattan recommends:**

- A. Approval of the painted sign provided that the designs conform to the applicable regulations for the building and the district; and**
- B. Denial of the proposed lighting or any lighting for the sign as without precedent in the district and visually disruptive of the neighborhood.**

**Unanimous**

~~5. \*58 W. 9th St. Application is to replace 2 wood windows at the rear façade at the 4th floor with 1 single steel and glass window. (withdrawn)~~

6. \*484 Broome-Application is to add new entry doors, for existing retail storefronts, to provide direct access from the sidewalk.

Whereas:

- A. The present condition is two building bays with three historic windows with cast iron bulkheads in each bay and with entrances to the ground level shops on each side of the bays in an intact ground floor of a distinguished building typical to the district; and
- B. The current condition does not permit direct entry to the two separate retail spaces and the existing entrances are not ADA compliant; and
- C. The application proposes to replace a central historic window and bulkhead in each of the two bays with a glass infill and glass doors at ground level; and
- D. The existing transom line is referenced and a plain panel of metal at the bottom of the door is intended to reference the removed bulkhead; and
- E. The proposal degrades the important, intact historic facade of a remarkably preserved building and is not harmonious with the façade; and
- F. The use of the side entrances to the retail spaces does not place an undue obstacle to entering the space and these entrances could be made ADA accessible with less harm to the facade; now

**Therefore be it resolved that CB2 recommends denial of the application as an unacceptable intrusion on an important, intact historic facade.**

**In Favor: 10**

**Opposed: 1. (Brian Pape)**

**7. \*37-39 Perry St. – Application is to gut renovate and re-allocate some square footage onto the roof and modification of approved window on ground floor. And extend excavation into rear yard. Modify rear elevation.**

A. The application seeks certain modification to a previously approved application for the property; and

B. The building is two individual row houses that have been united into a single house on a single tax lot; and

C. The modification to the ground floor window previously approved is acceptable; and

D. The downspout is an architectural element which is important to the visual demarcation between the two historically separate original houses; and

E. The rear yard excavation, provided that care is taken to protect the building and neighboring properties, is acceptable; and

F. The proposed penthouse's roof top elevation is 55'-0" from street level and set back 17'-0" from the front facade and is minimally visible from any public thoroughfare; and

G. The rear facade parlor floor level has three windows instead of the original four windows and the ground floor is a wall of divided windows and is not directly visible from any residential property; now

**Therefore be it resolved that CB2 Manhattan recommends:**

**A. Approval of the ground floor window, the penthouse, the rear yard excavation, and the rear facade windows on the ground floor and recommends that the parlor floor preserve the four window configuration of the two original houses; and**

**B. That the important architectural element of the central downspout be preserved to divide the two separate original houses rather than the non-historic impression of a four bay wide single house.**

**Unanimous**

**8. \*406 W. 13<sup>th</sup>St. - Application is to replace existing front facade and storefront, install a rear addition, and remediate existing roof conditions.**

A. The existing condition is an undistinguished garage building occupying a lot that was originally a Greek Revival row house; and



- B. The rear addition is minimal and not visible; and
- C. No structure is to be added to the roof; and
- D. The proposal is for a minimal steel and glass three- bay storefront at the ground floor with a glass facade covered by a two story filigree brick screen on the upper floors; and
- E. The glass storefront has no reference to the historic appearance of the district and does not reference the original row houses or the garage entrance of the present building; and
- F. The filigree brick screen has no reference or precedent to any building in the district and is visually completely unsupported giving the impression of a floating brick screen; and
- G. The entire facade is out of place in the district and an unwelcome intrusion to the streetscape; now

**Therefore be it resolved that CB 2 recommends denial of the application or any modification of the design that a screen of any kind and is totally without historic reference.**

**Unanimous**

Respectfully Submitted



Chenault Spence, Chair

Carter Booth, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
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### SCHOOLS AND EDUCATION COMMITTEE

March 2021

The Schools and Education Committee of Community Board 2 met on Wednesday, March 17, 2021 at 6:30 p.m. via Zoom webinar. We discussed the School Construction Authority's newly released capital plan, the Bleecker School and the need for another opportunity for students to opt-in to in-person learning.

**CB 2 Board Members Present:** Jeannine Kiely (Chair), Patricia Laraia (Vice-Chair), Akeela Azcuy, Amy Brenna, Rich Caccappolo, Mar Fitzgerald, Betty Kubovy-Weiss and Matt Metzger

**CB 2 Board Members Absent with Notice:** Keen Berger

**Public Members Present:** Michael Markowitz

**Public Members Absent with Notice:** Shino Tanikawa

**Public Members Absent without Notice:** Barbara Glassman

**Other CB 2 Members Present:** Carter Booth and Georgia Silvera Seamans

**Elected Officials:** Tevin Williams with State Senator Brad Hoylman. Charlie Anderson with Assemblymember Glick. Luke Wolf with Comptroller Stringer.

**Speaker:** Michael Mirisola, Director of External Affairs, School Construction Authority

### MINUTES

**New SCA Capital Plan.** In late [February 2021](#), the NYC School Construction Authority released its new capital plan with language regarding the Bleecker School language changing from drafts from [November 2019](#) and [February 2020](#). The 2021 plan states that the DOE is now "*working with NYU to extend the period to exercise the option to develop a school at Bleecker Street and LaGuardia Place.*" In terms of capital projects, the completion date moved out for three out of five District 2 schools including the Hudson Square School moving from 2025 to 2026.

Michael Mirisola took us through the SCA's current capital planning process. Currently, there are no cuts in the capital plan or to currently funded projects nor are there any changes to program requirements or heating and ventilation standards.

**Bleecker School Option.** Currently, the city has the option to build a new DOE public school in Greenwich Village at LaGuardia Place and Bleecker Street. Key features of this option are:

- Why: Key community giveback as part of 2012 NYU expansion.
- What: 100,000 sq. ft, K-8, option expires December 31, 2021.

- How Much: \$65+ million in value to NYC taxpayers based on average price per buildable square foot in Manhattan.
- Prior to Covid: In December 2019, our downtown elected officials sent a letter to the DOE in support of exploring the “possibility of creating a DOE public school program for dyslexic students” at the Bleecker School Site” and the February 2020 capital plan stated that the city “intends to exercise” its option.
- Next Steps: Fund the school or reinstate option to 2025, the date originally proposed by NYU.

**Opt-In to In-Person Learning.** We discussed that by Monday, March 22, 2021, all DOE public schools will be open for hybrid learning and in April, PSAL will restart high school sports for all students, including those who are fully remote. Last fall, parents were promised more than one opportunity to opt-in to in-person learning but there has only been one opt-in date on November 13, 2020, prior to the Thanksgiving, Winter and Mid-Winter holidays.

**Business Session.** The CB 2 Schools and Education Committee met in business session and discussed the need to reconvene the Bleecker School task force to ensure that the Bleecker School is built – either funded this year, possibly with federal stimulus funds or the option is extended to 2025, the date NYU initially proposed in the 2012 rezoning. We also discussed the need to give families the opportunity to opt-in their children for in-person learning, while giving principals adequate time to implement schedule changes. The committee unanimously passed the following two resolutions.

Respectfully submitted,

Jeannine Kiely  
 Chair, Schools & Education Committee  
 Community Board 2, Manhattan

## RESOLUTIONS

### **#1 Resolution In Support of Ensuring the Bleecker School is Built: An Option Worth \$65 Million to NYC Taxpayers**

**Whereas:**

1. To ensure that the Department of Education retains its \$65 million option to build the Bleecker School -- a 100,000 sq. ft., K-8 public school on New York University-owned land -- the DOE must either fund the school before the option expires on December 31, 2021 or extend the option date <sup>1</sup>;
  - a. The Bleecker School was NYU’s key community giveback as part of its 2012 rezoning;
  - b. If the Bleecker School option expires on December 31, 2021, \$65+ million in value transfers from NYC taxpayers to NYU, based on the average price per buildable square foot in Manhattan and arguably higher due to the lack of vacant land in Greenwich Village;
  - c. From 2014 to 2020, CB 2 has passed six resolutions in support of funding and building the Bleecker School, including our September 2019 resolution: *Dyslexia Education: A Critical Equity Issue for NYC Students – in support of 1) implementation of early screening, curriculum development, teacher training, programs and schools to support*

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<sup>1</sup> For additional details, view [bit.ly/BleeckerFAQ](http://bit.ly/BleeckerFAQ).

*and teach children with dyslexia in NYC public schools and 2) the creation of a DOE public school program for dyslexic students at the Bleecker School Site and our July 20220 resolution: Resolution In Support of New York University and Trinity Real Estate Commitments to NYC for the Bleecker School and Hudson Square School and Public Recreation Space.*

- d. December 2019, downtown elected officials sent a letter to the DOE in support of exploring the “possibility of creating a DOE public school program for dyslexic students” at the Bleecker School site<sup>2</sup>;
2. In November 2019 and February 2020<sup>3</sup>, the DOE Capital Plan included language that the DOE “intends to exercise” its option;
3. Covid-19 has caused 30,406 deaths<sup>4</sup> in New York City since February 29, 2020, the date of the city’s first confirmed Covid-19 case and on March 11, 2020, the World Health Organization declared Covid-19 a global pandemic<sup>5</sup>;
4. In February 2021<sup>6</sup>, the DOE Capital Plan included revised language that “the DOE has been working with NYU to extend the period to exercise the option to develop a school at Bleecker Street and LaGuardia Place;” and,
5. On March 11, 2020, President Biden signed into law the American Rescue Plan or Covid-19 Stimulus Package, a \$1.9 trillion economic stimulus plan, which will provide billions of dollars of support for NYC public schools.

**Therefore, be it Resolved that Community Board 2:**

1. Urges our elected officials, New York University and the Department of Education, along with CB 2, to reconvene the Bleecker School Task Force to ensure that the city is able to exercise the Bleecker School option by either funding the Bleecker School or reinstating the School Election Notice to 2025, the date NYU originally promised in its 2012 rezoning; and,
2. Continues to support that when the Bleecker School is funded and built that it serves the educational needs of our community, with particular focus on the possibility of developing a school to serve students with dyslexia and other language-based learning disabilities.

Passed Unanimously: (Board, 8-0. Public, 1-0.)

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<sup>2</sup> Letter and Restrictive Document available on CB 2 website at

<https://www1.nyc.gov/html/mancb2/html/newpublicschools/trinityschool.shtml>.

<sup>3</sup> SCA and DOE, FY 2020 - 2024 Five-Year Capital Plan, Proposed Amendment, February 2020. For Bleecker School, see page 16.

[https://dnnhh5cc1.blob.core.windows.net/portals/0/Capital\\_Plan/Capital\\_plans/02202020\\_20\\_24\\_CapitalPlan.pdf?sr=b&si=DNNFileManagerPolicy&sig=I0uRPmk95aGbwzaOUCMHOZ71nBES%2FZ2YKSlzY1xJ4n0%3D](https://dnnhh5cc1.blob.core.windows.net/portals/0/Capital_Plan/Capital_plans/02202020_20_24_CapitalPlan.pdf?sr=b&si=DNNFileManagerPolicy&sig=I0uRPmk95aGbwzaOUCMHOZ71nBES%2FZ2YKSlzY1xJ4n0%3D).

<sup>4</sup> NYC Health Covid-19 Data, as of March 17, 2021, <https://www1.nyc.gov/site/doh/covid/covid-19-data-totals.page>.

<sup>5</sup> WHO Declares COVID-19 a Pandemic, March 19, 2020, <https://pubmed.ncbi.nlm.nih.gov/32191675/>.

<sup>6</sup> SCA and DOE, FY 2020 - 2024 Five-Year Capital Plan, Proposed Amendment, February 2021. For Bleecker School, see page 16.

[SCAhttps://dnnhh5cc1.blob.core.windows.net/portals/0/Capital\\_Plan/Capital\\_plans/02012021\\_20\\_24\\_Capital%20Plan.pdf?sr=b&si=DNNFileManagerPolicy&sig=WwokI89NRTMiZswqQQcotO34SDL/1bY9Ks4b9zn2UQI=](https://dnnhh5cc1.blob.core.windows.net/portals/0/Capital_Plan/Capital_plans/02012021_20_24_Capital%20Plan.pdf?sr=b&si=DNNFileManagerPolicy&sig=WwokI89NRTMiZswqQQcotO34SDL/1bY9Ks4b9zn2UQI=)

## **#2 Resolution in Support of an Additional Opportunity for Fully Remote Students to Switch to In-Person Learning**

### **Whereas:**

1. By Monday, March 22, 2021, all NYC Department of Education (DOE) public schools will be open for hybrid learning;
2. By early April, the Public School Athletic League will resume for practices and conditioning, with competition beginning in May for all high school students, including those who have opted for fully remote learning;
3. Families who initially elected fully remote learning have not had the opportunity to return to hybrid since November 13, prior to Thanksgiving, Winter Break and the winter cold and flu season; and,
4. Attending school in-person is optimal for the social-emotional and academic development for some (but not all) students, subject to the Center for Disease Control and Prevention's guidelines for operating schools during Covid-19, updated February 11, 2021<sup>1</sup>.

**Therefore be it resolved that Community Board 2** insists that the DOE provide the one additional opportunity for fully remote students to switch to in-person learning for the remainder of the 2020-2021 school year and provide school principals sufficient lead time to implement schedule changes.

Passed Unanimously: (Board, 8-0. Public, 1-0.)

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<sup>1</sup> <https://www.cdc.gov/coronavirus/2019-ncov/community/schools-childcare/schools.html>

Carter Booth, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Valerie De La Rosa, *Secretary*  
Amy Brenna, *Assistant Secretary*

## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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### SLA LICENSING COMMITTEE

The SLA Licensing Committee of Community Board 2, Manhattan, held a meeting at 6:30 PM on Tuesday March 2, 2021 via Video Conference.

Committee Board Members Present: R. Ely (Co-Chair), D. Raftery (Co-Chair), K. Bordonaro, M. Fitzgerald, P. Laraia, R. Rothstein, L. Rakoff, Dr. S. Smith, S. Wittenberg and A. Wong

Committee Board Members absent with notice: C. Flynn, S. Kent, K. Shea

Other Board Members Present: C. Booth (Chair), V. De La Rosa

### **RESOLUTIONS:**

**1. Simo Pizza LLC d/b/a Simo Pizza, 75 University Place 10003 (New RW – Restaurant)**

**i. Whereas**, the Applicant and their Counsel appeared before Community Board 2, Manhattan's SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a new Restaurant Wine License for a Pizzeria located at 75 University Place between East 10<sup>th</sup> and East 11<sup>th</sup> Streets; and

**ii. Whereas**, Simo Pizza will operate as a fast-casual specialty Napolitan Pizza restaurant using ingredients from Napoli and serving individual pizzas, salads and desserts in a 2-story licensed premises of approximately 2,000 sq ft which is comprised of a ground floor space of approximately 1,000 sq ft with 3 tables and 24 seats, and a basement prep area of 1000 sq. ft., and there is no access to the basement by patrons; and

**iii. Whereas**, the applicant currently operates two other restaurants within Community Board 2, one being the first Simo Pizza in Manhattan; and

**iv. Whereas**, no one from the community appeared to speak for or against this applicant; and

v. **Whereas**, the Applicant appeared before CB2, Manhattan in December 2019 with the same application but was later unable to move forward with the plans due to the COVID-19 pandemic; and

vi. **Whereas**, the Applicant's agreed hours of operation will be 11:00 AM to 11:00 PM seven (7) days a week; music will be quiet ambient background only; no music will be audible in any adjacent residences anytime; and

vii. **Whereas**, the Applicant will close all doors and windows at 9:00 PM every night; and

viii. **Whereas**, there are no operable doors or windows and the applicant has no plans to install French doors or accordion windows or windows that open; and

ix. **Whereas**, the applicant executed a stipulations agreement with Community Board 2 Manhattan that will be submitted to the SLA and the applicant agreed those stipulations would be attached and incorporated into the method of operation as a part of the restaurant wine license stating that:

1. The premises will be advertised and operated as a specialty pizza restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 11:00 AM to 11:00 PM, seven (7) days a week. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will not have televisions.
5. The premises will not operate a backyard garden or any outdoor area for commercial purposes.
6. A sidewalk café is not included in this application.
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
8. All doors and windows will be closed by 9:00 PM every night.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. Will not change any principals prior to submission of original application to SLA.
15. The premises will not have dancing, DJ's, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades or security personnel.
16. Any pandemic-related, temporary sidewalk or roadbed seating ends by 11:00 PM (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no interior speakers positioned to face outside.
17. All pandemic-related, temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
18. Will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed dining.

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of a new Restaurant Wine license for **Simo Pizza LLC, d/b/a Simo Pizza, 75 University Place 10003** **unless** the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” on the SLA Restaurant Wine License.

**Vote:** Unanimous in favor (7-0)

**2. Maman Washington Square LLC d/b/a Maman, 23 East 10<sup>th</sup> Street aka 67 University Place 10003 (OP – Restaurant)**

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a new s Liquor License. Maman, with another location in the West Village and two more downtown, opened this full service café and restaurant in this previously licensed location (LL Chinese Restaurant Holdings, LLC d/b/a Lucky Lee’s) on February 8, 2021. Maman is continuing the tradition of its founders Benjamin Sormonte and Elisa Marshall — serving breakfast, lunch and dinner with food inspired by family traditions and featuring high-quality, locally sourced ingredients. Maman will also host events ranging from cake decorating, learning how to make cheese fondue, creating and photographing floral arrangements to birthday parties, bridal showers and baby showers ; and
- ii. Whereas**, the storefront is located in the elevated ground floor of a C1-7-zoned, 14-story mixed use building on University Street between 10<sup>th</sup> and 11<sup>th</sup> Streets (Block #562/Lot #1) and is roughly 1,900 sq. ft. premise (1,300 sq. ft. ground floor connected to a 600 sq. ft. cellar by an interior staircase with no patron use of basement); there are seven (7) tables with 24 seats, one (1) stand up bar/food counter with zero (0) seats for takeout items, one (1) patron bathroom and one (1) door which will serve as patron ingress and egress; there is also a temporary, pandemic-related 200 sq. ft. exterior sidewalk café with four (4) tables and eight (8) seats for a combined total number of seats of 32; there are no other outdoor seating areas and a Certificate of Occupancy was provided; and
- iii. Whereas**, the Applicant’s agreed to hours of operation are 7:30 AM to 11:00 PM Mondays through Fridays and 8:00 AM to 11:00 PM Saturdays and Sundays with an advertised closing time no later than 9:00 PM and an understanding that the later closing time is in place to accommodate the private events; music will be quiet background only consisting of music from iPod/CD’s (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed no later than 9:00 PM daily, there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and
- iv. Whereas**, concerns were raised regarding the use of a sidewalk café and its impacts on the surrounding residential community especially in relation to an On-Premises Liquor License; the “outdoor” seating by the prior restaurant being located on the ground floor “balconies” which are an extension of the above street-level ground floor restaurant as opposed to being on the sidewalk itself as the instant application is doing for temporary, pandemic-related seating; the Applicant agreeing to return to CB2, Manhattan’s SLA Committee prior to applying for a permanent sidewalk café; and



- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On-Premises Liquor License, with those stipulations as follows:
1. Will operate a full service restaurant, specifically a café, bakery and restaurant with food featuring locally sourced ingredients in addition to hosting events ranging from cooking classes, creating and photographing floral arrangements to birthday parties, bridal and baby showers; with the kitchen open and full menu items available until closing every night
  2. The hours of operation will be from 7:30 AM to 11:00 PM Mondays through Fridays and 8:00 AM to 11:00 PM Saturdays and Sundays. (Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)
  4. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  5. Will not have televisions.
  6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café or pandemic-related, temporary sidewalk or roadbed seating).
  7. Sidewalk café is not included in this application.
  8. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
  9. Will close all doors and windows by 9:00 PM every night without exception, allowing only for patron ingress and egress.
  10. Will not install or have French doors, operable windows or open façades.
  11. Will not make changes to the existing façade except to change signage or awning.
  12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
  14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
  15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
  16. Will not change any principals prior to submission of original application to SLA.
  17. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades or security personnel / doormen.
  18. Any pandemic-related, temporary sidewalk or roadbed seating ends by 11:00 PM (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no interior speakers positioned to face outside.
  19. All pandemic-related, temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
  20. Will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed dining.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant Liquor License in the name of **Maman Washington Square, LLC d/b/a Maman, 23 East 10<sup>th</sup> Street aka 67 University Place 10003** **unless** the statements presented by the

Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On-Premises License.

**Vote:** Unanimous in favor (10-0)

**3. Bleecker Street Bar Corp. d/b/a Bleecker Street Bar, 648 Broadway 10012 (New OP – Bar/Tavern)**

- i. Whereas,** the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for the removal of an On-Premises Liquor License (Lic. # 1025041, exp 10/31/2021) from 58 Bleecker Street and a new On-Premises Liquor License to open and operate a neighborhood bar/tavern at 648 Broadway in an M1-5B zoned, 12-story, mixed-use building (c. 1900) on Broadway between Bleecker and Bond Streets (Block #529/Lot #3); and
- ii. Whereas,** the storefront is approximately 5,000 sq. ft., comprised of a ground floor of 2,500 sq. ft. connected by an interior staircase (for use by employees only) to a cellar of approximately 2,500 sq. ft., which will be used for kitchen and storage purposes only; the space will have approximately 20 tables with 94 seats and one (1) stand-up bar with 24 seats with additional patron seating around the front counter and rear pool tables and dart board for a total occupancy of approximately 150 seats and overall patron occupancy of not more than 180 persons; and
- iii. Whereas,** the Applicant seeks to remove the license from the bar/tavern which they have owned and operated at 56-58 Bleecker Street and move around the corner to 648 Broadway (285 ft. away); the applicant operated at that location for over 30 years until August/2020 without stipulated hours and was often open until 4:00 AM and has been a long-standing, locally owned business and part of the NoHo neighborhood for over three (3) decades; and
- iv. Whereas,** when questioned about the Applicant’s prior location and the reasons they sought to move to this new location, the Applicant explained that with the COVID-19 restrictions, new circumstances and other changes it was impossible for them to meet the rent requirements at their Bleecker St. location and that this new location around the corner was chosen because of its proximity to their prior location allowing them to remain in the same immediate neighborhood, in addition to the landlord of the new building and applicant having worked out a financially feasible leasing arrangement; and
- v. Whereas,** the storefront location of the instant application at 648 Broadway is located in a 10-story building with one residential unit on the eighth floor, the ground floor having operated as a retail store from 2009–2011, thereafter as a deli/café with buffet style service operating with a Restaurant Wine license from approximately 2011 to 2014, was mostly vacant in 2014 with a pop up retail store during Halloween, followed by a pop up, month-to-month clothing retail store (2015–2019) before being vacant since mid-2019; the immediate area of several blocks on Broadway have had a higher vacancy rate than the Broadway corridor in SoHo to the south; this location is located within NoHo which is zoned as a manufacturing district (zoning M1-5B) which prohibits this use as of right on the ground floor or eating and drinking establishments larger than 5,000 sq. ft., but the landlord had sought and received a special permit to operate a retail space on the ground floor and basement in 1992 as allowed

and provided for under the current zoning act; the zoning across the street on Broadway is commercial (C6-2) which allows eating and drinking establishments as of right; and

- vi. **Whereas**, the Applicant first appeared before CB2 Man.'s SLA Committee in January/2021 seeking an On-Premises License with 4:00 AM closing hours seven (7) days a week, consistent with their license at their location at 58 Bleecker St. that they are seeking to move; CB2 received correspondence and heard testimony from residents living in the immediate area both in favor and in opposition to the licensing of these premises, some residents opposed being directly impacted and living in the building immediately adjacent to the premises proposed to be licensed; a NoHo Bowery Stakeholders representative also appeared at the meeting requesting a number of concessions from the Applicant including a reduction in hours and many stipulations which protect the quality of life of immediate surrounding neighbors; it being apparent to CB2 and there being a request by the Applicant to lay the instant application over in an effort to work with representatives from adjacent buildings and a representative of the NoHo Bowery Stakeholders on a stipulations agreement and to better understand where there was and was not agreement in the proposed method of operation at the new location; and
- vii. **Whereas**, the Applicant appeared at CB2 Man.'s SLA Committee in February/2021 to present an update on furthering discussions with adjacent building representatives and a representative of the NoHo Bowery Stakeholders and again requested to lay the instant application over while they continued discussions with area residents, it becoming apparent that most issues were agreed upon except two critical areas — hours of operation and overall occupancy; and
- viii. **Whereas**, during this month's March CB2 Man.'s SLA Committee meeting, the NoHo Bowery Stakeholders forwarded and presented a memorandum summarizing and outlining the results of the more than six (6) calls/meetings the Applicant held with concerned resident/owners and indicating the areas where there was and was not agreement regarding the terms of the instant application; this memorandum illustrating that the hours of operation with a 4:00 AM closing time seven (7) days a week and a desired patron capacity of over 200 were the remaining overriding concerns; and
- ix. **Whereas**, residents of the immediate area also appeared and wrote CB2 Man. both in favor and against the instant application, including the Presidents or representatives of two large co-op buildings located across the street and a building with 14 units next door to the location who both wrote in opposition; and
- x. **Whereas**, issues that were raised by those in opposition to the application included that the location had not been previously licensed, that this area on Broadway was substantively different than the previous area 280 ft. away on the corner of Crosby St. and Bleecker St., that this location on Broadway was overwhelmingly residential in character despite it being a commercial district; that, while it appeared that this operator had no violations or known complaints, their patrons were responsible for public urination and vomiting along Crosby Street and regular rowdy late night behavior, notwithstanding the issues with homeless encampments, there were concerns of late night noise on Broadway as a result of patrons smoking outside and coming and going, the building immediately next door being in opposition to a bar at this location regardless of hours or patron capacity; and
- xi. **Whereas**, some Committee Members from CB2 Man.'s SLA Committee questioned the 4:00 AM closing time from Thursdays to Saturdays in light of the opposition presented by those directly impacted by the Bar being relocated to a location that has not previously had an On-Premises License,

those Committee Members suggesting the better alternative would be for a 2:00 AM closing during these same nights; and

- xii.** Whereas, issues raised by those in support included that this establishment has been part of the fabric of the community and part of the identity of NoHo for 30 years, that moving 280 feet around the corner to Broadway was appropriate and would allow them to continue as part of the neighborhood, that the principles were highly experienced and that they had a security firm that they had worked with for many years, that this location was first and foremost a neighborhood bar and operated as such, that the dart leagues and pool leagues were unique in the area at this point, most other similar establishments having long vacated the area; many found the late night hours favorable and expressed that this business specifically was one of the few long-standing late night neighborhood bars that actually serviced the local community and very specifically some local 2<sup>nd</sup> shift workers; and
- xiii.** Whereas, the applicant provided compelling testimony including a team of principles with many years of experience and the ability to responsibly operate the establishment at later hours as evidenced by having no official complaints while being known as a late-night neighborhood bar, often with a regular group of locals and local 2<sup>nd</sup> shift workers; it should be pointed out many proclaim they will become this type of establishment without evidence, the applicant having operated this same business around the corner for 30 years; and
- xiv.** Whereas, after discussion and to meet concerns of the committee and residents, the application being subject to the public interest standard of the 500 foot rule, the applicant agreed to stipulate to reduce the proposed hours of operation for the instant application to 11:00AM to 2:00 AM Sundays through Wednesdays and 11:00 AM to 4:00 AM Thursdays through Saturdays; and was specifically willing to limit overall patron occupancy to not more than 180 persons exclusive of staff; the premises will have approximately 20 tables with 94 seats and one (1) stand-up bar with 24 seats with additional patron seating around the front counter and rear pool tables and dart boards; and
- xv.** Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On-Premises Liquor License, with those stipulations as follows:

#### **Prior to Opening**

1. Will obtain a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for the store front premises proposed as well as a Place of Assembly Certificate of Operation prior to issuance of license. Will keep both current at all times.
2. Will install a double vestibule in the interior of the premises at the entryway.
3. Will strongly advocate installation of a landmark-approved double awning above the entryway on Broadway.
4. The Applicant will install a sound system following the recommendations made by Acoustilog in their January 22, 2021 report to the Applicant regarding speaker size and arrangement, limits on volume, speaker placement, etc. This report was created following acoustic tests done in the premises on January 20, 2021. No speakers will be within six (6) feet of the front door. There will be no subwoofers. Speakers will not be mounted directly against the ceiling or any walls. A limiter will be installed and locked with a password to prevent the sound system from exceeding a pre-determined sound level.

- a. The Applicant will conduct a second sound evaluation prior to opening that will establish a permitted maximum volume for the venue's interior sound system after testing at the north walls of the residencies at 644 Broadway. It is advisable that this testing occur after 6:00 p.m. when there is less ambient noise on Broadway. The permitted maximum volume will then be regulated by the installed limiter.
5. There will be a new condenser installed for the HVAC system. In the event of any excessive exterior HVAC system sound, a testing period will be established for not less than one week during normal hours of daytime and evening operation. Affected residents with property contiguous to the building agree to make available and provide access to at least one unit and/or building for the installation and monitoring of sound meter device(s).

### **Upon Opening**

6. The premises will operate as a tavern / bar with less than a full-service kitchen serving food items such as burgers, fried chicken, salads and snacks until closing each night. The hours of operation are 11:00 AM to 2:00 AM Sundays\* through Wednesdays and 11:00 AM to 4:00 AM Thursdays through Saturdays.  
\*The premises will operate from 11:00 AM. to 4:00 AM on the Sundays that are part of the following holiday weekends when the observed holiday falls on or between Thursday through Monday: New Year's Day, Martin Luther King Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Indigenous Peoples' Day, Veterans Day and Thanksgiving.
7. The maximum patron occupancy will be 180 persons (exclusive of staff).
8. There will be no patron use of the basement. All wet garbage stored in the basement will be placed in vermin-proof containers. There will be regular extermination services provided by Crown Sparrow Pest Control, or a similar service should they no longer be available.
9. There will only be one (1) stand-up bar with 24 seats, approximately 20 tables with 94 seats and additional patron seating around the front counter, pool tables and dart board.
10. There will be no more than seven (7) televisions no larger than 65", there will be one projector, dart boards and no more than two (2) pool tables.
11. Will not operate a backyard garden or any outdoor area including any pandemic-related temporary or any permanent sidewalk or roadbed seating for commercial purposes.
12. Will not utilize lighted signage on the interior or exterior front windows or within 18'8" of the interior doorway.
13. The entry double vestibule will be used to minimize any sound escaping to the exterior sidewalk, with all doors closed at all times except for patron ingress and egress. There will be no other operable doors or windows aside from the emergency exit.
14. Will use pipe receptacles by the exterior entrance for discarding of smoking materials. There will be no sand buckets and a maximum of two (2) pipe receptacles.
15. All garbage and refuse will be stored internally in a protected storage area and taken directly to Broadway to hauler no earlier than 7:00 AM. There will be no use of Jones Alley at any time.
16. There will be daily street cleaning to wash and scrub down the sidewalk outside the premises no later than 8:00 AM or as close to that time as possible should hauler pick-up occur later.
17. **Security:** will utilize the services of Iron Flag Security Services, or a similar service should Iron Flag Security no longer be available, in the following manner:
  - Sundays / Mondays: minimum one (1) security person
  - Tuesdays / Wednesdays: minimum two (2) security persons
  - Thursday–Saturdays: minimum three (3) security persons

### **Security Schedule**

Mondays – Fridays: starting no later than 5:00 PM to closing

Saturdays / Sundays: starting no later than 1:00 PM to closing

### **Video Surveillance – 24/7 on Broadway**

18. Will not have unlimited drink or unlimited food and drink specials or discounted shots.
19. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products. There will be no pitchers of pre-made cocktails. There may be pitchers of sangria or beer.
20. All food will be prepared via convection or microwave ovens or air-frying. There will be no venting and all equipment to be used will follow DOB guidelines for a non-vented kitchen.
21. There will be no dancing, no promoted events, no scheduled performances or events where a cover fee is charged, no live music; there will be no DJs with the exception of events as described below.
22. There will be a maximum of six (6) events per year with DJs to accommodate event contractor requests (weddings, birthday parties, etc.). This stipulation additionally limits buy-out events to three (3) per year. These events will follow all other stipulations, including limitations on sound. There will be no additional speakers used at any event.
23. Will provide advance notification to building liaisons of 644 Broadway, 652 Broadway, 77 Bleecker Street, 88 Bleecker Street, 1-5 Bond Street and President of NoHo-Bowery Stakeholders for any events and will detail protocols to protect neighbors from unusual disturbance.
24. The premises will be operated so as to comply with all NYC Noise Code standards. No music will be audible in any adjacent residences at any time.
  - a. If any reasonable complaint is made to the Applicant and any measures taken to remedy the complaint prove insufficient to resolve the issue, Applicant agrees to, at their own expense, conduct additional sound testing to assure that any amplified or non-amplified sound or HVAC system sound does not exceed regulations outside or inside the contiguous residences beyond NYC noise code.
25. Applicant will assign at least one person (“Community Liaison”) who will be available to speak with residents and/or NoHo-Bowery Stakeholders through a designated phone number during normal weekday business hours concerning any matter related to compliance with these stipulations or other complaints that might arise.
26. A copy of the executed stipulations will be kept in the immediate vicinity of the liquor license and will be presented to appropriate persons anytime police respond regarding quality of life or public safety issues covered in the stipulations agreement or any inspections are conducted covering areas outlined in the stipulations agreement.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a removal and new On-Premises Liquor License in the name of **Bleecker Street Bar Corp. d/b/a Bleecker Street Bar, at 648 Broadway, New York, NY 10012, unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” for their On-Premises Liquor License; and

**THEREFORE BE IT FURTHER RESOLVED** that Community Board 2, Manhattan recognizes that there continues to be opposition to the application and requests that, despite the affirmative recommendation of approval with stipulations, this application be placed before the Members of the Authority for final determination.

**Vote:** 6 in favor; 4 oppose (B. Ely, L. Rakoff, Dr. S. Smith, A. Wong)

**4. EK1 NY Inc. d/b/a Newsbar, 107 University Place 10003 (New RW – Café)**

- i. Whereas,** the Applicant the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a new Restaurant Wine License to operate a coffee shop, café and newsstand in an C1-7-zoned, six (6)-story, mixed use building (c. 1940) on University Place between East 12th and East 13th Streets (Bock #564/Lot #4); and
- ii. Whereas,** the previously unlicensed storefront location is approximately 1,618 sq. ft., with 1,122 sq. ft. on the ground floor store level connected by an interior staircase to an additional 496 sq. ft. in the basement (for use by employees only); the premises will have four (4) tables with 12 seats with one (1) stand-up bar/food counter with zero (0) seats; there is one (1) door which will serve as patron ingress and egress and one (1) bathroom; the Applicant presented a valid Certificate of Occupancy for the premises; there is no sidewalk café included with this application; and
- iii. Whereas,** the Applicant’s agreed to hours of operation will be Sundays from 8:00 AM to 6:00 PM and Mondays through Saturdays from 7:00 AM to 6:00 PM; music will be quiet background only consisting of music from iPod/CD’s); there will be no wait service to the outdoor benches and no consumption of alcohol by patrons seated on the outdoor benches; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and
- iv. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the Restaurant Wine License, with those stipulations as follows:
  1. Premise will be advertised and operated as a coffee shop, café and newsstand.
  2. The hours of operation will be Sundays from 8:00 AM to 6:00 PM and Mondays through Saturdays from 7:00 AM to 6:00 PM. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
  3. Will operate as less than a full-service restaurant but will serve food during all hours of operation.
  4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  5. Will not have televisions.
  6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including license sidewalk café or pandemic-related, temporary sidewalk or roadbed seating).
  7. Sidewalk café is not included in this application.
  8. Any outdoor benches will be placed parallel and adjacent to the licensed premises.
  9. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
  10. Will close all doors and windows at 6:00 PM every night, allowing only for patron ingress and egress.
  11. Will not install or have French doors, operable windows or open facades.
  12. Will not make changes to the existing façade except to change signage or awning.

13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no service of alcohol to patrons seated on outdoor benches and patrons may not purchase alcohol inside for consumption on outdoor benches.
16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
17. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
18. Will not change any principals prior to submission of original application to SLA.
19. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doorman.
20. Any pandemic-related, temporary sidewalk or roadbed seating ends by 6:00 PM (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no interior speakers positioned to face outside.
21. All pandemic-related, temporary sidewalk and/or roadbed searing will be removed once the program authorizing it expires.
22. Will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed dining.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant Wine license in the name of **EK1 NY Inc. d/b/a Newsbar, 107 University Place 10003**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On-Premises Liquor License.

**Vote:** Unanimous in favor (10-0)

5. **Moose Goose Holding, Inc. d/b/a The Grey Dog Mulberry, 244 Mulberry Street – North Store, 10013** (Transfer, New OP – Restaurant)
  - i. **Whereas**, the Applicant the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate a full service neighborhood restaurant serving American comfort for breakfast, lunch and dinner in an C6-2-zoned, seven (7)-story, mixed use building (c. 1900) on Mulberry Street between Spring and Prince Streets (Bock #494/Lot #15); and
  - ii. **Whereas**, the premises has been operated as The Grey Dog with a Restaurant Wine license (#1256468) since 2011; the Applicants being part owners of that business and managing the day to day operations since inception; the instant application is the result of the Applicants becoming majority owners of the business and seeking an On-Premises Liquor License; and
  - iii. **Whereas**, The Grey Dog Mulberry will continue to operate as a full-service neighborhood restaurant serving breakfast, lunch and dinner in a licensed premises of approximately 2,800 sq. ft. which is comprised of a ground floor space including a partially enclosed outdoor space which is located within



the property line in the entry area, with 24 tables and 50 seats, and one (1) stand up bar with no (0) seats which is used as a service counter only; and

- iv. Whereas**, the hours of operation will be 7:00 AM to 12:00 AM Sundays through Saturdays; music will be quiet background only consisting of music from iPod/CD's (i.e. no active manipulation of music – only passive prearranged music); there will be no stand up bars and all food and alcohol service will be by waitstaff to seated patrons only; all doors and windows will close by 9:00 PM every night (or as soon thereafter as reasonably practicable without disturbing a seated patron); there are no TVs; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and
- v. Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On-Premises License, with those stipulations as follows:
1. Premise will be advertised and operated as a neighborhood restaurant serving American comfort food.
  2. The hours of operation will be from 7:00 AM to 12:00 AM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
  3. Will operate a full-service restaurant serving healthy American comfort food for breakfast, lunch and dinner with the kitchen open and the full menu available until closing every night.
  4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  4. Will not have any stand up bars.
  5. All food and alcohol service will be to seated patrons by wait staff only.
  6. Will not have televisions.
  7. Will not operate a backyard garden or any outdoor area for commercial purposes (not including license sidewalk café or pandemic-related, temporary sidewalk or roadbed seating).
  8. Will not have a sidewalk café now or in the future.
  9. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
  10. Will close all doors and windows at 9:00 PM (or as soon thereafter as reasonably practicable without disturbing a seated patron) every night, allowing only for patron ingress and egress.
  11. Will not make changes to the existing façade except to change signage or awning.
  12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
  13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.”
  14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
  15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
  16. Will not change any principals prior to submission of original application to SLA.
  17. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doorman.
  18. There will be no service to patrons on sidewalk, will not have exterior counters.

19. Any pandemic-related, temporary sidewalk or roadbed seating ends by 11:00 PM (all patrons will be cleared by this hour and area closed no speakers or music played outdoors and no interior speakers positioned to face outside).
20. All pandemic-related, temporary sidewalk and/or roadbed searing will be removed once the program authorizing it expires.
21. Will appear before CB2, Manhattan prior to submitting plans for permanent roadbed dining.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Liquor License in the name of **Moose Goose Holding, Inc. d/b/a The Grey Dog Mulberry, 244 Mulberry Street – North Store 10013**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On-Premises License.

**Vote:** Unanimous in favor (10-0)

6. **Moose Goose Holding, Inc. d/b/a The Grey Dog University, 90 University Place, 10003** (Transfer, New OP – Restaurant)
  - i. **Whereas**, the Applicant the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate a full service neighborhood restaurant serving American comfort for breakfast, lunch and dinner in an C1-7 zoned, three (3)-story, mixed use building (c. 1940) on University Place between East 11<sup>th</sup> and East 12<sup>th</sup> Streets (Bock #569/Lot #22); and
  - ii. **Whereas**, the premises has been operated as The Grey Dog with a Restaurant Wine license (#1188724) since 2007; the Applicants being part owners of that business and managing the day to day operations since inception; the instant application is the result of the Applicants becoming majority owners of the business and seeking an On-Premises Liquor License; and
  - iii. **Whereas**, The Grey Dog Mulberry will continue to operate as a full-service neighborhood restaurant serving breakfast, lunch and dinner in a licensed premises of approximately 2,200 sq. ft. which is comprised of a ground floor space of 1,100 sq. ft. connected by an interior staircase to a cellar space of 1,100 sq ft. which is used for the kitchen and storage with no patron access; there are 16 tables and 34 seats, and one (1) stand up bar with no (0) seats which is used as a service counter only; and
  - iv. **Whereas**, when reviewing this application with the applicant he indicated, though uncommon, he previously would serve beer by the pitcher to his customers and planned to continue to do so in the future despite concerns being raised about promoting the purchase of inexpensive pitchers of beer for college students, the applicant assuring the Committee that this type of activity would not take place at his business; and
  - v. **Whereas**, the hours of operation will be 7:00 AM to 12:00 AM Sundays through Saturdays; music will be quiet background only consisting of music from iPod/CD’s (i.e. no active manipulation of music – only passive prearranged music); there will be no stand up bars and all food and alcohol service will be by waitstaff to seated patrons only; will not promote drinks containing spirits on sidewalk A-frames and/or folding “sandwich boards”; all doors and windows will close by 9:00 PM every night; there are

no TVs; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and

v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On-Premises License, with those stipulations as follows:

1. Premise will be advertised and operated as a neighborhood restaurant serving American comfort food.
2. The hours of operation will be from 7:00 AM to 12:00 AM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
3. Will operate a full-service restaurant serving healthy American comfort food for breakfast, lunch and dinner with the kitchen open and the full menu available until closing every night.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not have any stand up bars.
5. All food and alcohol service will be to seated patrons by wait staff only.
6. Will not have televisions.
7. Will not operate a backyard garden or any outdoor area for commercial purposes (not including license sidewalk café or pandemic-related, temporary sidewalk or roadbed seating).
8. Will not have a sidewalk café now or in the future.
9. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
10. Will close all doors and windows at 9:00 PM every night, allowing only for patron ingress and egress.
11. Will not install or have French doors, operable windows or open façades.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.”
15. Will not promote drinks containing spirits on sidewalk A-frames and/or folding “sandwich boards.”
16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
17. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
18. Will not change any principals prior to submission of original application to SLA.
19. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doorman.
20. Any pandemic-related, temporary sidewalk or roadbed seating ends by 11:00 PM (all patrons will be cleared by this hour and area closed no speakers or music played outdoors and no interior speakers positioned to face outside).
21. All pandemic-related, temporary sidewalk and/or roadbed searing will be removed once the program authorizing it expires.
21. Will appear before CB2, Manhattan prior to submitting plans for permanent roadbed dining.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Liquor License in the name of **Moose Goose Holding, Inc. d/b/a The Grey Dog Mulberry, 90 University Place, New York NY 10003**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On-Premises License.

**Vote:** Unanimous in favor (10-0)

- 7. The Spot Barbershop Bond & Bowery LLC d/b/a The Spot, 332 Bowery St. 10012 (New OP – Previously Unlicensed Location)**
- i. Whereas**, the Applicant’s Attorney and Applicant’s General Counsel appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application to the Liquor Authority for a new On-Premises Liquor License to operate a barber shop in a ground floor storefront located in a four story brick townhouse building (circa 1915) on Bowery between Bond and Great Jones Streets in NoHo; and,
  - ii. Whereas**, this storefront was operated for years as various retail stores, the most recent being the flagship store for Burkelman, a retailer selling lifestyle products for the home, this particular location having never been licensed for the service of alcohol or for eating and drinking, the Applicant presenting a certificate of occupancy allowing for a store, use group 6; and
  - iii. Whereas**, the ground floor storefront is roughly 2,200 sq. ft., there is no kitchen or food prep venue, there is a basement but the existence of the lower level basement space was not initially disclosed on the submitted questionnaire, the square footage for the basement not being provided, at the front portion of the premises there will be a full-service bar open to the public serving an assortment of high-end drinks (rum, vodka, whisky, gin), wine and beer products with nine (9) seats, food service will be minimal, described as “snacks”, in addition to one bathroom and twelve haircutting stations in the rear space separated by a fixed full barrier with rolling door; local health regulations prohibit the consumption of food or beverages in areas specifically designated to cut hair including prohibiting patrons from being served food or drink while seated in barber chairs and having their hair cut; and
  - iv. Whereas**, the hours of operation will be Sunday through Saturday from 9:00 AM to 9:00 PM, there will be two TVs, music being at background levels only, there being no exterior areas for the service of alcohol, no promoted events, no scheduled performances or cover fees; and
  - v. Whereas**, there was opposition from the Community to this application, the NoHo Bowery Stakeholders, representing 25 individuals and 38 residents/owners contiguous to this storefront address, to the granting of a full liquor license at this location, concerned that after a license is granted at this location it will pave the way for another late night drinking establishment at the location in the future, citing the growth of liquor licenses in this area and the excessive saturation of existing liquor license establishments, the adjacent storefront to this location having only recently obtained a new On-Premises license for the very first time in 2019, a search of the area on the NYSLA mapping system demonstrating 59 active On-Premises Liquor Licenses with a 750 foot radius and as many as 200 within a 1,500 sq. ft. radius of this particular storefront; and

- vi. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to satisfy the public interest standard for adding another licensed establishment in this area, the area already being saturated with licensed establishments, there being questions raised about the appropriateness of the full service bar, serving mixed drinks and hard spirits in a barbershop, the Applicant not willing to consider, in the alternative, a beer and wine license instead of full service liquor; and
- vii. **Whereas**, the Applicant operates other barbershops in Miami, Florida where the service of alcohol is provided complimentary to guests and local laws allow the service of drinks to customers while they are seated in barber chairs and do not require separations into two areas, the Applicant's CEO being quoted in a news article promoting their expansion and franchising efforts in other cities, including SoHo/NoHo, where it plans to open "an exclusive 2,400 sq. ft. two-story shop with a private cellar directly beneath it...[which will] be transformed into a private lounge and club for members to congregate while enjoying premium spirits", the Applicant's attorney when confronted with this news article acknowledging the unidentified basement space to the instant storefront at 332 Bowery but denying that the basement was a part of their application at this time; and
- viii. **Whereas**, while the concept of a barbershop with complimentary drinks is not the primary objection being raised by this application, there being no known license in NYS that can provide for the service of distilled spirits in a hair salon or barbershop in the manner requested here, even though it is acknowledged that a complementary drink, alcoholic or non-alcoholic, is often provided at hair salons and/or barber shops, albeit done without a liquor license; rather it is the requirement being presented here that the barber shop also operate as a full service bar serving distilled spirits that is objectionable, when a beer and wine license would be more appropriate and reasonably provides for a similar experience as what is being sought in this application, and would not be subject to the 500 foot standard which must be met before the issuance of the license, a standard that was implemented to limit the impact of such licensing in an urban setting as currently exists here; and

**THEREFORE, BE IT RESOLVED** that CB2, Manhattan recommends **denial** of the alteration application for the existing On-Premises License for **The Spot Barbershop Bond & Bowery LLC d/b/a The Spot, 332 Bowery St. 10012**; and

**BE IT FURTHER RESOLVED** that should this application be considered by the SLA, CB2, Manhattan respectfully requests that this item be calendared to appear before the Full Board of the SLA.

**THEREFORE, BE IT FURTHER RESOLVED** that if this application is considered by the SLA, despite CB2, Manhattan's recommendation to deny this application, CB2 requests that the SLA conduct a 500-foot hearing.

**Vote:** 7 in favor, 3 opposed (M. Fitzgerald, P. Laraia, D. Raftery)

**8. AW Hospitality LLC, d/b/a TBD, 244 West 14<sup>th</sup> Street 10014 (New OP – Restaurant)**

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a new On-Premises Liquor License to operate a full service, high-end steakhouse restaurant in the ground floor and basement of a C6-2A-zoned, 2-

story commercial building (c. 1920) on West 14<sup>th</sup> Street between 7<sup>th</sup> and 8<sup>th</sup> Avenues (Bock #618/Lot #10); and

- ii. **Whereas**, the storefront is approximately 9,730 sq. ft. (4,865 sq. ft on the ground floor and 4,865 sq. ft. in the cellar, the cellar being accessed by two interior staircases); there will be approximately 27 tables with 54 seats, five (5) banquets with approximately 36 seats and one (1) bar with approximately 10 seats on the ground floor and approximately 33 tables with 66 seats and one (1) bar with approximately 10 seats in the cellar for total patron seating of approximately 176 persons but not to exceed 200 patrons; the kitchen is located on the ground floor with offices and storage in the cellar level; contrary to the plans presented, there will be no karaoke bar or photo booth in the licensed premises; there are three (3) bathrooms on the ground floor and two (2) bathrooms in the cellar; there is one (1) entry area with four doors opening to a vestibule that will be used for patron ingress and egress; there is one interior stairwell in the eastern-most side of the vestibule leading to the cellar and another stairwell in the rear of the premises that leads to the cellar; and
- iii. **Whereas**, the premises had previously been operated as the nightclub Up and Down from 2009 until 2020, receiving multiple disciplinary actions and community complaints; and
- iv. **Whereas**, the instant application is to operate both floors of the premises as a full-service, high-end steakhouse restaurant with the kitchen open and full menu items available until closing every night; the Applicant's agreed to hours of operation are 12:00 PM to 12:00 AM Sundays through Tuesdays and 12:00 PM to 2:00 AM Wednesdays through Saturdays; music will be quiet ambient background only consisting of music from iPod/CD's (i.e. no active manipulation of music – only passive prearranged music) throughout the entire licensed premises with the exception of private parties in the basement, at which time there may be occasional live music in the form of a jazz trio, flamenco guitarist or acoustic trio or a DJ; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "Method of Operation" of the On-Premises Liquor License, with those stipulations as follows:
  - 1. Premise will be advertised and operated as a high-end steakhouse.
  - 2. The hours of operation will be from 12:00 PM to 12:00 AM Sundays through Tuesdays and 12:00 PM to 2:00 AM Wednesdays through Saturdays. No patrons will remain after stated closing time.
  - 3. Will operate a full-service restaurant on both floors of the premises, specifically a high-end Steakhouse with the kitchen open and the full menu available until closing every night.
  - 4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  - 5. Will not have televisions.
  - 6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including license sidewalk café or pandemic-related, temporary sidewalk or roadbed seating).
  - 7. Will not have a sidewalk café now or in the future.
  - 8. Will play quiet ambient recorded background music only throughout entire licensed premise with the exception of private parties in the basement, at which time there may be occasional live music and/or a DJ. No music will be audible in any adjacent residences anytime.
  - 9. Will close all doors and windows at all times, allowing only for patron ingress and egress.

10. Will not install or have French doors, operable windows or open façades.
11. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk. No patron lines/ID checks on sidewalk. ID/Security checks to take place inside licensed premises.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
17. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
18. Will not change any principals prior to submission of original application to SLA.
19. Will not have: dancing, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or doorman.
20. Any pandemic-related, temporary sidewalk or roadbed seating ends by 11:00 PM (all patrons will be cleared by this hour and area closed no speakers or music played outdoors and no interior speakers positioned to face outside.
21. All pandemic-related, temporary sidewalk and/or roadbed searing will be removed once the program authorizing it expires.
21. Will appear before CB2, Manhattan prior to submitting plans for permanent roadbed dining.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premises Liquor License in the name of **AW Hospitality LLC, d/b/a TBD, 244 West 14<sup>th</sup> Street 10014**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On-Premises License.

**Vote:** Unanimous in favor (10-0)

**THE FOLLOWING ARE RESOLUTIONS FOR ALL APPLICANTS THAT WERE LAID OVER, WITHDRAWN, OR DID NOT APPEAR BEFORE THEIR REQUESTED HEARING:**

**9. Isabella 196 Spring, LLC d/b/a Piccola Cucina, 196 Spring St. 10012 (RW-Restaurant)**

**Whereas**, prior to this month’s Community Board 2, Manhattan’s SLA Licensing Committee Meeting on March 2, 2021 the Applicant requested **to layover** this application to March/2021 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the SLA **deny** any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing

license for **Isabella 196 Spring, LLC d/b/a Piccola Cucina, 196 Spring Street 10012** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor

**10. Pro Action NY, LLC d/b/a TBD, 195 Spring St. 10012 (OP-Restaurant) (Sidewalk Café)**

**Whereas**, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on March 2, 2021 the Applicant requested to layover this application to March/2021 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the SLA deny any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Pro Action NY, LLC d/b/a TBD, 195 Spring St. 10012** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor

**11. Moose Goose Holding, Inc. d/b/a The Grey Dog MacDougal, 79 MacDougal Street 10012 (New OP – Restaurant)**

**Whereas**, following this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 2, 2021 the Applicant requested to withdraw this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

**THEREFORE, BE IT RESOLVED** that CB2, Manhattan strongly recommends that the SLA deny any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license **Moose Goose Holding, Inc. d/b/a The Grey Dog MacDougal, 79 MacDougal Street 10012** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor



**12. Sum Yung Gai, LLC d/b/a TBD, 17 E. 12<sup>th</sup> St. 10003 (OP-Restaurant)**

**Whereas**, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on March 2, 2021 the Applicant requested **to layover** this application to March/2021 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the SLA **deny** any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Sum Yung Gai, LLC d/b/a TBD, 17 E. 12<sup>th</sup> St. 10003** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor

**13. An Entity to be Formed by Justin Grant d/b/a TBD, 356 Bowery 10012 (OP-Bar/Tavern) (DJ)**

**Whereas**, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on March 2, 2021 the Applicant requested **to layover** this application to March/2021 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan strongly recommends that the SLA **deny** any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **An Entity to be Formed by Justin Grant d/b/a TBD, 356 Bowery 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor

Carter Booth, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Valerie De La Rosa, *Secretary*  
Amy Brenna, *Assistant Secretary*

## COMMUNITY BOARD NO. 2, MANHATTAN

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### SLA LICENSING COMMITTEE

The SLA Licensing Committee of Community Board 2, Manhattan, held a meeting at 6:30 PM on Thursday March 4, 2021 via Video Conference.

Committee Board Members Present: R. Ely (Co-Chair), D. Raftery (Co-Chair), M. Fitzgerald, K. Bordonaro C. Flynn, R. Rothstein, K. Shea, S. Smith, S. Kent, Patricia Laraia and A. Wong.

Committee Board Members absent with notice: L. Rakoff and S. Wittenberg.

Other Board Members Present: C. Booth (Chair).

### RESOLUTIONS:

#### 1. Sabor Argentino Corp. d/b/a TBD, 57 Seventh Avenue South 10014 (New Restaurant Wine)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the NYS Liquor Authority for a new Restaurant Wine license to operate a "family friendly restaurant" serving "Argentine cuisine," within a ground floor storefront in an C2-6 zoned 1928 four-story mixed-use building (block 587, Lot 20) on Seventh Avenue South, between Morton and Commerce Street in the NYC Landmarks Commission designated Greenwich Village Historic District; and,
- ii. **Whereas**, the storefront location to be licensed is 700 Sq. Ft., and will have 5 tables with 14 seats and one (1) stand-up bar with 3 seats, for a total of 17 seats; the Applicant has a LNO from NYC Department of Buildings for this use; and,
- iii. **Whereas**, the applicant stipulated that hours of operation from 11AM to 12 AM, Sunday to Saturday, seven days a week; and, that all doors and windows face Seventh Avenue South and will be closed by 11PM every evening; and, that entertainment would be background music only not audible outside the premises; and, that there would be no televisions; and,

iv. **Whereas**, the applicant signed and notarized a stipulations agreement with Community Board 2 which includes the following:

1. Premise will be advertised and operated as a “family friendly restaurant introducing Argentine cuisine to the neighborhood.”
2. Premise hours of operations will be 11 AM to 12 AM, Sunday-Saturday (7 days a week). Premises will open no later than stated opening time and **NO** patrons will remain after stated closing times.
3. Premise will operate as a full-service restaurant serving Argentine cuisine with the kitchen open and full menu items available until closing every night.
4. Premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premise to be operated in that manner.
5. Premises will not have televisions.
6. Premises will not operate a backyard garden or any outdoor area for commercial purposes. (not including licensed sidewalk café or pandemic-related, temporary sidewalk or roadbed seating).
7. A sidewalk café is not included in this application.
8. Premises will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
9. Premises will close all doors and windows at 11 PM every night, allowing only for patron ingress and egress.
10. Premises will not make changes to the existing façade except to change signage or awning.
11. Premises will comply with all NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
12. Premises will not have unlimited drink or unlimited food and drink specials. Will not have boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Applicant or successors will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Applicant will not change principals prior to submission of original application to the SLA.
16. Premises will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/doorman.
17. Any pandemic-related, temporary sidewalk or roadbed seating will end by 11 PM (all patrons will be cleared by this hour and area closed); no speakers or music will be played outdoors and no interior speakers will be positioned to face outside.
18. All pandemic-related temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
19. Applicant or successors will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed seating.

**THEREFORE, BE IT RESOLVED** that CB2, Man. recommends **denial** of a new Tavern Wine license for **Sabor Argentino Corp. d/b/a TBD, 57 Seventh Avenue South 10014** **unless** the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” on its Restaurant Wine License.

**Vote:** Unanimous 11-0

**2. Wine & Vintages Inc. d/b/a Cork, 69 Thompson Street 10012 (Tavern Wine—Wine Bar)**

- v. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application to the NYS Liquor Authority for a new Tavern Wine license to operate a “wine and tapas bar” serving “small plates and cheese boards,” within a ground floor storefront in an R7-2 zoned 1900 five-story, mixed-use walk-up building (block 489, Lot 32) on Thompson Street, between Broome and Spring Streets in the NYC Landmarks Commission designated Sullivan-Thompson Historic District; and,
- vi. **Whereas**, the storefront location to be licensed is exactly 1000 sq. ft., and will have 10 tables with 20 seats and one (1) stand-up bar with 8 seats, for a total of 28 seats; and applicant has specified an occupancy of 40; and has a LNO from NYC Department of Buildings for this use; and,
- vii. **Whereas**, the applicant stipulated that hours of operation from 11AM to 11 PM Sunday, and 11AM to 12 AM Monday to Saturday; and, that all doors and windows will be closed by 10PM every evening; and, that entertainment would be background music only, and not audible outside the premises; and, that there would be no televisions; and,
- viii. **Whereas**, the applicant signed and notarized a stipulations agreement with Community Board 2 which includes the following:
  - 1) Premise will be advertised and operated as a “wine bar with small plates and charcuterie boards.”
  - 2) Premise hours of operations will be 11 AM to 11 PM Sunday and 11 AM to 12 AM Monday to Saturday. **NO** patrons will remain after stated closing times.
  - 3) Premise will operate with less than a full-service kitchen, but will serve food during all hours of operations.
  - 4) Premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premise to be operated in that manner.
  - 5) Premises will not have televisions.
  - 6) Premises will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café or pandemic-related, temporary sidewalk or roadbed seating).
  - 7) A sidewalk café is not included in this application.
  - 8) Premises will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
  - 9) Premises will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress.
  - 10) Premises will not make changes to the existing façade except to change signage or awning.
  - 11) Premises will comply with all NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.

- 12) Premises will not have unlimited drink or unlimited food and drink specials. Will not have boozy brunches.” No pitchers of beer.
- 13) There will be no “bottle service” or sale of bottles of alcohol except for the sale of bottles of beer or wine products.
- 14) Applicant or successors will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
- 15) Applicant will not change principals prior to submission of original application to the SLA.
- 16) Premises will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/doorman.
- 17) Any pandemic-related, temporary sidewalk or roadbed seating will end by 11 PM (all patrons will be cleared by this hour and area closed); no speakers or music will be played outdoors and no interior speakers will be positioned to face outside.
- 18) All pandemic-related temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
- 19) Applicant or successors will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed seating.

**THEREFORE, BE IT RESOLVED** that CB2, Man. recommends **denial** of a new Tavern Wine license for **Wine & Vintages Inc. d/b/a Cork, 69 Thompson Street 10012** unless the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” on its Tavern Wine License.

**Vote:** Unanimous 11-0

**3. Church Key Tavern NYC, LLC d/b/a T/B/A 118 Greenwich Ave. a/k/a 234 West 13<sup>th</sup> Street 10011 (New OP – Restaurant)**

**i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application to the NYS Liquor Authority for a new On Premises license to operate a full-service restaurant focusing on steaks, seafood, with raw bar, flatbreads, pizza and American fare in a ground floor storefront within a five-story apartment building (circa 1890) at the corner of Greenwich Ave. and West 13<sup>th</sup> Streets, this storefront forming a point at this intersection with the storefront having facades facing both Greenwich Ave. and West 13<sup>th</sup> Streets, this building falling within NYC LPC’s designated Greenwich Village Historic District; and,

**ii. Whereas**, the corner storefront premise was previously operated as a full-service restaurant (Rosso Pomodoro 2014 to 2020) with an on premise license; and,

**iii. Whereas**, the storefront premise is approximately 3300 sq. ft. (ground floor 2100 sq. ft. and basement 1200 sq. ft.), the basement being for storage and accessory use only to patron bathrooms—no patron service or seating), there is three doorways to enter/exit and a fourth for emergency exit only, all of which are located on Greenwich Avenue, with two bathrooms in the basement, there are some windows that open on Greenwich Avenue but those windows, if opened during business hours will be closed by 10 pm every evening, the Applicant will not be installing new operable windows or French doors to its front facades; and,

**iv. Whereas**, questions were raised regarding the Applicant's application materials submitted to CB2 Man., the number of patron seating and diagram submitted not corresponding and being inconsistent with each other, there being concerns raised as to whether the Applicant would be operating as a bar and not a full service restaurant, the Applicant in reply making it absolutely clear his intent was to operate as a full service restaurant, the Applicant thereafter providing an updated questionnaire to CB 2 Man. to clarify the patron capacity to the restaurant for the proposed licensed premise, with 29 interior tables with 103 table seats, one stand up bar with 11 patron seats and 4 additional seats at a pizza counter for a total seating capacity of 118; and,

**v. Whereas**, the hours of operation will be 10AM to 12AM on Sundays, 11 AM to 12 AM Monday through Wednesday and from 11 AM to 1 AM Thursday through Saturday, there will be quiet ambient recorded background music only and no music will be audible in any adjacent residences anytime; and,

**vi. Whereas**, there will be no licensed sidewalk café, no backyard garden or other outdoor area for commercial purposes (not including temporary sidewalk or roadbed seating due to Covid-19 Pandemic); and,

**vii. Whereas**, the Applicant executed a stipulations agreement with CB2 Manhattan for the purpose of limiting the potential impacts of the business with its residential neighbors, those stipulations being agreed upon and incorporated in to their method of operation on their Tavern Wine license, and those stipulations are as follows:

1. The licensed premise will be advertised and operated as a full-service restaurant.
2. The hours of operation will be 10AM to 12AM on Sundays, 11 AM to 12 AM Monday through Wednesday and from 11 AM to 1 AM Thursday through Saturday.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will have no more than two televisions.
5. Will not operate a backyard garden or any outdoor area for commercial purposes (not including license sidewalk café or temporary open restaurant roadbed seating due to Covid-19 pandemic).
6. Any future sidewalk or roadbed seating will follow all outdoor dining rules and guidelines and end no later than 11 PM (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no interior speakers positioned to face outside.
7. All pandemic-related, temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
8. Will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed dining.
9. Will not install or have French doors, operable windows or open facades.
10. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
11. The premises will not permit dancing.
12. Will close any windows and doors by 10 pm every night except for patron egress.
13. There will be no licensed sidewalk café.

14. The premises will not have DJ's, live music, cover charges, scheduled performances, velvet ropes or barricades on the sidewalk or promoted events, velvet ropes or metal barricades, security personnel/doormen, any event where cover fee is charged.
15. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches.
16. Will not make changes to the existing façade except to change signage or awning.
17. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine or beer products.
18. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
19. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

**THEREFORE BE IT RESOLVED** that CB2, Manhattan recommends **denial** of the new on premise license to **Church Key Tavern NYC, LLC d/b/a T/B/A 118 Greenwich Ave. a/k/a 234 West 13<sup>th</sup> Street 10011** **unless** the statements of the Applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the Applicant relating to the above-stated stipulations are incorporated into the Method of Operation on the On Premise License.

**Vote:** Unanimous in favor (11-0)

**4. Ama Hospitality Group, LLC d/b/a Ama on Downing, 39 Downing St. 10014** (New OP-Restaurant)

**i. Whereas**, the Applicant and his Attorney appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a new on premise liquor license to operate a "full-service family restaurant" with Asian raw bar serving seafood in a R6 zoned 6 story, mixed use tenement style building (circa 1900) on Downing Street between Bedford Street and Varick Street (block #528 lot #77), in a building also known as 31 Bedford Street in Greenwich Village, the building falls within NYC LPC's designated Greenwich Village Historic District; and,

**ii. Whereas**, the two-story premise is approximately 2000 sq. ft., with 1400 sq. ft. on the ground floor store level and an additional 600 sq. ft. in the basement, and a Certificate of Occupancy consistent with the proposed usage, the premises to be licensed having previously been operated as a Restaurant known as Wind Rose, and before that as Mas Farmhouse, with a similar method of operation as currently being proposed in the instant application; and,

**iii. Whereas**, the premises will have 24 tables with 55 patron seats, one (1) bar with 6 seats and a window counter with 6 additional seats for a total patron seating capacity of 68 seats, and all seating and service will be on the ground floor, with the basement being used for storage and ancillary purposes only and off limits to patrons; there being one door for patron egress to and from the restaurant, there are no outdoor areas for the service of alcohol and there will not be a sidewalk café now or in the future; and,

**iv. Whereas**, the hours of operation will be Sunday through Wednesday from 1100AM to 12:00AM and from 11:00 AM to 1:00 AM Thursday through Saturday, all existing doors and windows will remain fixed and closed at all times (except the single front door for patron ingress and egress only), music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only

passive prearranged music), there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no TVs; and,

v. **Whereas**, the Applicant executed a stipulations agreement with CB2 that they agreed would be attached and incorporated into the method of operation on the new restaurant on-premise liquor license stating that:

1. The licensed premise will be advertised and operated as a full-service restaurant.
2. The hours of operation will be 11 AM to 12 AM Sunday through Wednesday and from 11 AM to 1 AM Thursday through Saturday.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will have no televisions.
5. Will not operate a backyard garden or any outdoor area for commercial purposes (not including license Temporary open restaurant roadbed seating due to Covid-19 pandemic).
6. Any future sidewalk or roadbed seating will follow all outdoor dining rules and guidelines and end no later than 11 PM (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no interior speakers positioned to face outside.
7. All pandemic-related, temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
8. Will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed dining.
9. Will not install or have French doors, operable windows or open facades.
10. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
11. The premises will not permit dancing.
12. All doors and windows will be closed at all times except for patron egress via a single doorway.
13. There will be no licensed sidewalk café.
14. The premises will not have DJ's, live music, cover charges, scheduled performances, velvet ropes or barricades on the sidewalk or promoted events, velvet ropes or metal barricades, security personnel/doormen, any event where cover fee is charged.
15. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches.
16. Will not make changes to the existing façade except to change signage or awning.
17. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
18. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
19. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

**THEREFORE BE IT RESOLVED** that CB2, Manhattan recommends **denial** of a new restaurant on-premise liquor license for **Ama Hospitality Group, LLC d/b/a Ama on Downing, 39 Downing St. 10014** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the "Method of Operation" on the SLA Restaurant On-Premise Liquor License.



**Vote:** Unanimous in favor (11-0)

**THE FOLLOWING ARE RESOLUTIONS FOR ALL APPLICANTS THAT WERE LAID OVER, WITHDRAWN, OR DID NOT APPEAR BEFORE THEIR REQUESTED HEARING:**

**5. Herm, LLC, 203 Spring St. 10012 (OP-Bar/Tavern) (laid over)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 4, 2021 the Applicant requested **to layover** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

**THEREFORE, BE IT RESOLVED** that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Herm, LLC, 203 Spring St. 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor

**6. Corp. to be formed by Christopher Nelson d/b/a TBD, 95 7th Ave. So. 10014 (OP-Restaurant) (laid over)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 4, 2021 the Applicant requested **to layover** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

**THEREFORE, BE IT RESOLVED** that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Corp. to be formed by Christopher Nelson d/b/a TBD, 95 7th Ave. So. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor

**7. Corp. to be formed by Steven Bensusan, 117 7th Ave. So. 10014 (OP – Restaurant) (sidewalk café) (withdrawn)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 4, 2021 the Applicant requested **to withdraw** this application from further consideration, affirming that they will

not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

**THEREFORE, BE IT RESOLVED** that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license **Corp. to be formed by Steven Bensusan, 117 7<sup>th</sup> Ave. So. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor

**8. Francis Louis, LLC d/b/a Frankie's 570 Spuntino, 570 Hudson St. 10014 (OP-Restaurant) (laid over)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 4, 2021 the Applicant requested **to layover** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

**THEREFORE, BE IT RESOLVED** that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Francis Louis, LLC d/b/a Frankie's 570 Spuntino, 570 Hudson St. 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the the concerns of the Community be fully heard.

**Vote:** Unanimous in favor

**9. C7 Ave. South, LLC d/b/a GST Tavern, 1 7<sup>th</sup> Ave. So. 10014 (OP-Restaurant) (Corporate Change) (laid over)**

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 4, 2021 the Applicant failed to appear but after the meeting the Applicant's Representative indicated a mistake in not appearing and requested to **lay over** this matter another 30 days so that the Applicant can appear and fully present this application to Community Board 2, the Attorney affirming that the applicant will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan; and,

**THEREFORE, BE IT RESOLVED** that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **C7 Ave. South, LLC d/b/a GST Tavern, 1 7<sup>th</sup> Ave. So. 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the the concerns of the Community be fully heard.

**Vote:** Unanimous in favor

**10. 340 Bleecker, LLC d/b/a Amos on Bleecker, 340 Bleecker St. 10014** (OP-Restaurant) (Live Music-Acoustical) (To Allow Operable Windows) (laid over)

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 4, 2021 the Applicant requested **to layover** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

**THEREFORE, BE IT RESOLVED** that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **340 Bleecker, LLC d/b/a Amos on Bleecker, 340 Bleecker St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor

**11. Four Green Fields, LLC d/b/a Agave, 130 Seventh Ave. So. 10014** (OP-Café) (Summer Seasonal) (Sidewalk Café-DOT Open Restaurants) (Withdrawn prior to meeting)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on March 4, 2021 the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

**THEREFORE, BE IT RESOLVED** that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Four Green Fields, LLC d/b/a Agave, 130 Seventh Ave. So. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

**Vote:** Unanimous in favor

Respectfully submitted,

Robert Ely and Donna Raftery, Co-Chairs, SLA Licensing Committee  
Community Board 2, Manhattan

Carter Booth, *Chair*  
Daniel Miller, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Valerie De La Rosa, *Secretary*  
Amy Brenna, *Assistant Secretary*

## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

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The Equity Working Group of Community Board 2, Manhattan held a meeting on Tuesday, February 23, 2021 @ 6:30pm via Video Conference.

**CB2 Board Members Present:** Mar Fitzgerald (Co-Chair), Patricia Laraia (Co-Chair), Katy Bordonaro, Amy Brenna, Betty Kubovy-Weiss, Matt Metzger, Antony Wong, Shino Tanikawa (Public Member)

**CB2 Members Absent with Notice:** Akeela Azcuy

**CB2 Members Absent without Notice:** Sandy Russo

**Other CB2 Members Present:** Carter Booth, Valerie De La Rosa, Jeannine Kiely, Janet Liff, Ed Ma, Brian Pape, Lois Rakoff, Donna Raftery, Frederica Sigel, Eugene Yoo

**Other Public Members Present:** Shino Tanikawa

**Guests:** Darlene Lutz, Alice Chen, Micki, Jennifer Nguyen, Kevin Tse, Diane Wu, Pete Davies, Cheryl Wu, Serina Lee, Linda Leung, John Chi, Luigi Rebolos, Debra Whelan, Jan Lee, Debra Whelan, Chia-Ying Yen, Chloe Chik, Lotus Chau, Vic Lee, Bethany Bengtson, Leslie Leong, Davide Gentile, Choy, Renny Fong

**Agenda:** Challenges & Unity within Chinatown during COVID-19

A brief overview on how Chinatown residents and businesses have been particularly affected by the COVID-19 pandemic even before NYS PAUSE, and highlight some activities and programs that have come about in support of the neighborhood, including meal donations and business grant assistance, as it continues to struggle economically post-PAUSE.

### Panelists

Kevin Tse • Chinese American Planning Council  
<https://www.cpc-nyc.org/about-us>

Renny Fong • Principal PS130  
<https://www.ps130m.org>

Cheryl Wu MD • Amaranth Pediatrics  
<https://www.amaranthpeds.com/>

Chloe Chik • <https://www.teenvogue.com/story/covid-vaccine-cant-cure-anti-asian-racism>

Jan Lee • The Chinatown Core BA  
<https://www.facebook.com/The-Chinatown-Core-Block-Association-523401904781129>

Vic Lee • Welcome to Chinatown  
<https://www.welcometochinatown.com>

Shino Tanikawa, <https://www.cccd2.net>

The meeting began with introductions of the Equity Working Group members in attendance, then Community Board members. EWG member Antony Wong read an excerpt of a piece he wrote about the Covid-19 pandemic in Chinatown. EWG Co-Chair, Mar Fitzgerald invited guest panelists to introduce themselves and describe some of their experiences and observations of the effects of the pandemic on Chinatown and its residents.

In business session, the working group discussed what we heard from our panelists, which resulted in the writing of three resolutions:

1. Equity Surrounding Grant money for Small Businesses
2. Equitable Distribution of Vaccine in Asian Communities
3. Anti-Asian Violence & Public Safety in Chinatown

We also discussed sharing our resource page with attendees and panelists which will live on the website: [http://bit.ly/chinatownlinks\\_ewg](http://bit.ly/chinatownlinks_ewg)

We concluded the meeting by inviting all to submit any other issues not discussed at [hello@cb2manhattan.org](mailto:hello@cb2manhattan.org), and directed attendees to check the CB2 website for the next EWG meeting date. The public should visit the [CB2 website](#) and register for this meeting.

### **EWG #1 Equity Surrounding Grant Money for Small Businesses**

#### **Whereas**

1. Community Board 2 (CB2) invited community leaders, CBO's, Asian-owned businesses and members of the Chinatown community to discuss the inequity in loan distribution intended to help small businesses in lower-income neighborhoods and communities of color that excluded a portion of Manhattan's Chinatown; and
2. In November 2020, the city's Department of Small Business Services (SBS) launched a \$35 million low-to-moderate income storefront loan program. Small businesses in certain neighborhoods could receive up to \$100,000 in a zero-interest loan. The funds would provide loans for at least 350 businesses across the city, depending on the size of loans allocated; But some zip codes, which include neighborhoods with higher median incomes, were left out; and
3. Businesses located within the Community Board 2 section of Chinatown, including Mott, Elizabeth, Mulberry, Baxter Streets south of Broome, Canal Street west of Bowery, the west side of the Bowery, Bayard, Pell, Mosco, various blocks surrounding Columbus Park and Doyers Streets have been excluded from this crucial stimulus aid because they share the zip code 10013 with the high-income neighborhoods of SoHo, Tribeca and NoLita; and
4. In addition to these affluent locals, the zip code 10013 includes the historic working-class core of Chinatown; and
5. Asians are the fastest growing racial/ethnic population in New York City and comprise 15.5% of CB2<sup>1</sup>; and
6. Proportionately, New York City Asians also have the highest percentage of people living in poverty.<sup>2</sup>

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<sup>1</sup> <https://communityprofiles.planning.nyc.gov/manhattan/2>

<sup>2</sup> <http://www.roosevelthouse.hunter.cuny.edu/?forum-post=researching-asian-poverty-new-york>

7. Even before the rest of New York City, residents, workers and businesses in Chinatown felt the full brunt of the Covid-19 crisis including economic devastation, racial violence/bias and loss of life; and
8. As of March 10<sup>th</sup> 2021, over 17 Chinatown restaurants and 139 ground-floor stores have permanently closed due to the pandemic<sup>3</sup>; and
9. Business for Chinatown restaurants has dropped by 40%, amounting to a 70-80% loss in sales since the Lunar New Year celebrations began at the end of January 2020<sup>4</sup>; and
10. Popular establishments within this zip code include [Kam Hing](#), [Sweet Moment](#), [Shanghai Heping Restaurant](#), [Royal Seafood Restaurant](#), [XO Kitchen](#), [Da Long Yi Hot Pot](#), [YaYa Tea](#) and [The Chai Spot](#) that could have benefited from this loan were not given an opportunity to apply; and
11. The city's population database shows this part of Chinatown, census tract 29, has a median household income of ~\$27,000, nearly 42% of families rely on social security and almost 47% received food stamp benefits in the past year, yet the businesses in that part of Chinatown did not qualify under the rules of the loan<sup>5</sup>.

**Therefore, be it resolved** that CB2 urges the Mayor, elected officials and SBS:

1. Discontinue the use of zip codes as an indicator of need or eligibility in future relief programs; and
2. Amend the eligibility criteria for the [NYC LMI Storefront Loan](#) program to include all storefronts located in census tracts designated as low or moderate income, so that all deserving businesses and communities get a fair shot to apply; and
3. Incorporate eligibility and application periods for a more equitable distribution of loans/financial assistance thereby discontinuing the use of the first come first serve approach.
4. Ensure that multilingual printed materials, i.e., press releases and informational materials are submitted to Chinese language newspapers, television, radio and CBOs, are routinely available; and
5. That local community organizations engage Chinatown community organizations to determine which businesses are most in need; and
6. Enlist/Commission Chinatown CBOs like [Welcome to Chinatown](#), [Chinese American Planning Council](#) and the [Chinatown Core Block Association](#) to perform outreach for future grant opportunities like the [American Rescue Plan](#), distribute materials within the community, and equip these organizations to offer application help.

Vote: Unanimous

## **EWG #2 Equitable Distribution of Vaccine in Asian Communities**

### **Whereas:**

1. Community Board 2 (CB2) invited businesses, CBOs and members of the Asian community to discuss how COVID-19 pandemic has affected the distribution of vaccines in Chinatown; and

<sup>3</sup> <https://www.nytimes.com/2021/03/10/nyregion/chinatown-restaurant-closures-coronavirus.html>

<sup>4</sup> <https://www.restaurant-hospitality.com/food-drink/how-coronavirus-turned-chinatown-ghost-town-sales-drop-70-chinatown-restaurants-new-york>

<sup>5</sup> <https://gothamist.com/news/city-excludes-parts-chinatown-small-business-pandemic-loans-intended-lower-income-neighborhoods>

2. There are no interpreters, signage or translated materials at the vaccine sites; and
3. Cheryl Wu, MD, of [Amaranth Pediatrics](#), Yolanda Tun-Chiong, DO, of [Urban Medical Group](#), Amy Wu, MD, of [SoHo Otolaryngology](#), among many other practicing physicians in Chinatown, have applied like to be distribution sites, with no response from the city;
4. Community practices and physicians' offices (especially those already registered with [City Immunization Registry](#) (CIR) already have the equipment (freezers, temperature monitors, needles), personnel (vaccinators and counselors), pipeline (hours to receive vaccines, cold chain maintenance training), and location (office space, exam room, observation area) for vaccination sites; and
5. People who have 100% access to vaccines (nonphysician healthcare workers), 40% of them decline to be vaccinated; based on survey, 50% of Americans said they will decline the Covid-19 vaccine<sup>6</sup>; and
6. There is already a large discrepancy between individuals from underserved communities (Black, Hispanic, Medicaid, impoverished, and undocumented) vaccination rates from those who are better resourced and privileged<sup>7</sup>; and
7. Every primary care physician knows who their most vulnerable patient population is – those who have chronic medical conditions, those who are frequently admitted to the hospital or have significant risks for medical complications from Covid-19, and will call them to come and get the vaccine; whereas, the current vaccination sites will NOT capture that population, and the physicians' offices know who they are; and
8. Patients have trust/relationship with their primary care providers and will feel more comfortable receiving the vaccine by a trusted medical provider; and
9. Community practices and physicians already have the relationship, trust, and knowledge of their patients to provide and counsel on vaccination.

**Therefore, be it resolved** that CB2 implores the Governor, the Mayor and elected officials to provide:

1. Funding to Chinatown community-based organizations (CBO's) that provide critical translation services for immigrant and communities; and
2. Create and institute one standard vaccine intake form available for all vaccine distribution sites and providers citywide; and
3. Provide up-to-date informational materials, (i.e., intake forms, flyers, pamphlets, signage etc...) in a multitude of languages and specific to the community being served at each location when possible; and
4. Smaller vaccine sites in marginalized neighborhoods, and provide data to accurately reflect the numbers in those communities.
5. Answer the local physicians who have said they are ready to vaccinate their patients at their regular offices.

Vote: Unanimous

#### **EWG #4 Anti-Asian Violence & Public Safety in Chinatown**

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<sup>6</sup> <https://covid.cdc.gov/covid-data-tracker/#vaccination-demographic>

<sup>7</sup> <https://www.kff.org/coronavirus-covid-19/issue-brief/latest-data-on-covid-19-vaccinations-race-ethnicity/>

**Whereas:**

1. Community Board 2 (CB2) invited Asian-owned businesses, Chinatown CBOs, residents and community members to discuss the uptick of racialized violence against Asians; and
2. Since the start of the pandemic in early 2020, hate crimes against Asian Americans have surged 1900%. The number of incidents is now nearly 3800 between March 2020 to the beginning of March 2021, with 503 occurring within just two months into 2021<sup>8</sup>.
3. These are a fraction of the actual number of incidents that have occurred, as the majority of incidents go unreported. For example, over 90% of the reports collected by Asian American Federation (AAF) were not reported to either the NYPD or NYC Commission on Human Rights"; and
4. Then former President Donald Trump deliberately used the expression “Chinese virus” more than 20 times between March 16 and March 30<sup>9</sup>; and
5. The AAF says there were nearly 500 bias incidents or hate crimes in early 2020, ranging from verbal to physical assaults, to being coughed at or spat upon, to shunning, among other forms of discrimination<sup>10</sup>; and
6. In June of 2020, former President Trump’s use of the phrase “kung flu” — during a campaign rally in Tulsa drew broad political backlash as a racist slur against Asian Americans<sup>11</sup>; and
7. In August 2020, The NYPD Asian Hate Crime Task Force was created when an Asian woman in her 80s was set on fire in Brooklyn; and
8. Staffed by 25 detectives of Asian descent who speak a combined nine Asian languages, the group is tasked with guiding victims through the justice system, from reporting a crime all the way to prosecution; and
9. In February 2021, a man was stabbed in Chinatown, Manhattan (labeled as a hate crime due the suspect’s history of targeting Asians); and
10. A string of shootings at three Asian businesses in the Atlanta area on March 16, 2021 left eight people dead, including 6 women of Asian descent<sup>12</sup>; and
11. NYPD deploys extra officers to Asian American communities in response to this most recent attack against Asians<sup>13</sup>; and
12. Asians are being targeted and singled out. Some victims do not speak English, so they are unable to comprehend and repeat what was said to them, to justify that it was a hate crime; and
13. Many Asian-American citizens and businesses have been the victims of hate crimes created by racist individuals — from the defacement of Chinese-owned storefronts to the physical attacks of Asian individuals; and
14. In January 2021, President Joseph R. Biden signed [an executive action](#) condemning the racism, xenophobia, and intolerance against the AAPI community that has become prevalent due to fear and ignorance relating to Covid-19; and

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<sup>8</sup> <https://www.nbcnews.com/news/asian-america/there-were-3-800-anti-asian-racist-incidents-mostly-against-n1261257>

<sup>9</sup> <https://theconversation.com/donald-trumps-chinese-virus-the-politics-of-naming-136796>

<sup>10</sup> <https://nynmedia.com/content/new-yorkers-rally-against-anti-asian-hate>

<sup>11</sup> [https://www.washingtonpost.com/politics/with-kung-flu-trump-sparks-backlash-over-racist-language--and-a-rallying-cry-for-supporters/2020/06/24/485d151e-b620-11ea-aca5-ebb63d27e1ff\\_story.html](https://www.washingtonpost.com/politics/with-kung-flu-trump-sparks-backlash-over-racist-language--and-a-rallying-cry-for-supporters/2020/06/24/485d151e-b620-11ea-aca5-ebb63d27e1ff_story.html)

<sup>12</sup> <https://www.cnn.com/2021/03/17/us/metro-atlanta-shootings-wednesday/index.html>

<sup>13</sup> <https://bronx.news12.com/nypd-deploys-extra-officers-to-asian-american-communities-after-atlanta-spa-shootings-leave-8-dead>



15. Called on the Justice Department to collect data on hate crimes and harassment directed at Asian Americans and Pacific Islanders (AAPI)

**Therefore, be it resolved** that CB2 implores the Governor, the Mayor and elected officials to:

1. Support local organizations working to fight racism within their communities, and amplifying diverse stories and perspectives like [Welcome to Chinatown](#), [Chinese American Planning Council](#) and the [Chinatown Core Block Association](#); and
2. Informing school curricula through Culturally Responsive Sustaining Education (CR-SE) about the rise in hate and bullying against the Asian American and Pacific Islander (AAPI) community, examining the systems that perpetuate violence and hate, and finding solutions that are culturally relevant, community centered, and trauma informed; and
3. Provide broader definition and better enforcement of what constitutes a hate crime in the law from the NYPD, and more awareness and support of the NYPD Asian Hate Crime Task Force.

Vote: Unanimous

DRAFT

Carter Booth, Chair  
Daniel Miller, First Vice Chair  
Susan Kent, Second Vice Chair  
Bob Gormley, District Manager



Antony Wong, Treasurer  
Valerie De La Rosa, Secretary  
Amy Brenna, Assistant Secretary

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### QUALITY OF LIFE COMMITTEE

**March 2021**

The Quality of Life Committee of Community Board #2, Manhattan held its monthly meeting on Monday, March 8, 2021, at 5:00 p.m. via Zoom.

**Committee Board Members Present:** Joe Gallagher (Chair), Rocio Sanz, Michael Levine, Brian Pape, William Benesh, Susan Kent, Ritu Chatree, Ed Ma

**Committee Board Members Absent with notification:** Cathy Sullivan

**Public Members Present:** Karen Eckhoff

**Public Members Absent with notification:** Ann Arlen, Rhea Sohne, Linda Aizer

**Other Board Members Present:** Carter Booth

#### Street Activities FYI/Renewals:

1. 5/01/21 – Grace Church School 65th Annual May Fair (Grace Church School): East 10th between 4th Ave. and Broadway [full street closure]
2. 6/27/21– PrideFest 2021 (Heritage of Pride, Inc.): 1 Astor Plaza (South) – Astor Plaza (South) [Pedestrian Plaza: full street side closure]
3. 6/01/21-11/23/21 – Astor Place Greenmarket Tuesday (Council on the Environment Inc. dba GrowthNYC): Cooper Square between East 8th St and 3rd Ave. [sidewalk and curb lane closure] (Note: Farmer's Market Tuesday 6/1 to 11/23 on Astor Place Plaza between Lafayette and Cooper Square and 8th St with agreement with Village Alliance. Market will be on Plaza with parking on the W/S of Cooper Square between E. 8th St. and E. 6th St.)
4. 9/19/21 – 4th Avenue Festival (Avenues for Justice): 4 Avenue between East 9th St. and East 14th St. [full street closure]
5. 11/13/21 – Village Fall Fair (Basilica of St. Patrick's Old Cathedral): Broadway between East 8th St. and East 14th St. [full street closure]

Whereas, these events were held previously for several years and no complaints have been received; now

**Therefore Be It Resolved** that CB2 Manhattan recommends approval of the renewal applications **provided that** that the application conforms with all applicable laws, rules, and regulations—including any and all COVID related orders and/or restrictions—and clearance requirements.

**Vote: Adopted unanimously.**

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joe Gallagher", written in a cursive style.

Joe Gallagher, Chair

DRAFT

Carter Booth, Chair  
Daniel Miller, First Vice Chair  
Susan Kent, Second Vice Chair  
Bob Gormley, District Manager



Antony Wong, Treasurer  
Valerie De La Rosa, Secretary  
Amy Brenna, Assistant Secretary

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### LAND USE AND HOUSING COMMITTEE

March 10, 2021

The Community Board 2, Manhattan Land Use and Housing Committee held a second monthly meeting on Wednesday, 3/10/21 @ 6:30 PM –Meeting Access via Video Conferencing.

Committee Members Present: Frederica Sigel (Chair), Katy Bordonaro, Susan Wittenberg, David Gruber, Donna Raftery, John Paul DeVerna, Michael Levine, Anita Brandt, Doris Diether, Eugene Yoo, Sandy Russo

Public Member Absent Without Notice: Sean Sweeney

Other Board Members Present: Carter Booth (CB2 Chair), Brian Pape

**216 Lafayette St. (between Broome and Spring Sts.) – BSA 61-12-BZ.** This application is filed pursuant to §§72-21 and 72-23 by 101 H 216 Lafayette LLC. The application seeks to: (i) amend the previously granted variance permitting the conversion of a portion of the cellar and first floor of the existing building to a Use Group 6 use to allow the expansion of the Use Group 6 use to the entire first floor and cellar level; (ii) extend the amount of time permitted to substantially construct the plans; and (iii) remove the 10-year renewal requirement.

Whereas:

1. The application seeks to:
  - a. amend the previously granted variance (referred to as the “2012 variance”) of ZR§42-14(D)(2)(b) permitting the conversion of *a portion* of the cellar and first floor of the existing building to a Use Group 6 use to allow the expansion of the UG 6 use to the *entire* first floor and cellar level pursuant to ZR§11-412;
  - b. extend the amount of time permitted to substantially construct the plans as approved in the 2012 variance; and
  - c. remove the 10-year renewal requirement that was placed on the 2012 variance pursuant to ZR §11-411.
2. The building is located in an M1-5B district where UG 6 is not permitted below the second floor as-of-right. The total lot area is 2470sf, 25’ frontage on Lafayette and a depth of 100’.

3. The premises is a two-story plus cellar building, containing 4500sf (3243sf net once common areas are removed), or 1.82 FAR, and is currently vacant. The maximum FAR permitted in M1-5B is 5.0.
4. According to the 1981 Certificate of Occupancy, there were two JLWQA (UG 17 JLWQA) dwelling units on the first and second floors with accessory storage and laundry in the cellar.
5. The most recent (2010) Certificate of Occupancy continues to show two JLWQA units (each requiring at least one certified artist) and accessory artist studio uses on all floors.
6. Three easements currently encumber the premises:
  - a. The 1981 Easement with 214 Lafayette and 57-59 Crosby, which grants emergency egress to Crosby over the roof of the existing building and stipulates that no building will be built above the height of the existing building.
  - b. The 1999 Easement with 214 Lafayette and 57-59 Crosby, which permits the occupants of the premises to go in and out and receive deliveries over a strip of land behind 216 Lafayette and the south side of 57-59 Crosby. (Rather than being an impediment, this easement seems to be being advertised as an asset in the marketing of the building.)
  - c. The 2012 Easement between 216 and 218 Lafayette, which requires an opening for access through the party wall on both the cellar and first floor levels, in anticipation of sharing a restaurant tenant in both buildings. This easement would permit 218 access to 216 and allow 218 to build a bathroom on the first floor of 216. This easement expires when 218 vacates both 216 and 218 or in 2031. 218 is still operating and therefore this easement is still in effect.
7. In May 2012, 216 Lafayette applied to BSA for a variance to permit the conversion of the Lafayette St. front portion of the first floor to UG 6 (eating & drinking) with accessory use in the cellar, which CB2 recommended 36-6 be denied. The applicant for the 2012 variance was Osteria Morini at 218 Lafayette, which sought to expand its operation into 216 Lafayette: 985sf in the cellar for storage and prep, 1265sf on the ground floor for more tables, and 1021sf on the second floor to be used for special events and cooking classes (a total of 2250sf).
8. BSA subsequently denied expansion by Osteria Morini, but agreed to UG 6 in the front JLWQA unit. Although the variance was granted, and a Letter of substantial Compliance was obtained in 2015 with revised plans for a restaurant, the work never commenced and the variance lapsed.
9. In September 2013, Caffè Morini & Enoteca at 216 Lafayette applied to the NYSLA for a new, on-premise license in a previously-unlicensed location, which CB2 recommended 25-11 be denied. The OP license was not granted, and no licensed establishment has ever operated within 216 Lafayette. The applicant subsequently dropped the request.
10. The building is one of only a few with JLWQA on the ground floor. In fact, at the time of the 2013 Variance, there was JLWQA on the ground floor rear.
11. The rear portion was occupied by a JLWQA tenant, the previous owner, until the applicant purchased the building in 2017. They have undertaken significant demolition and construction projects to improve certain “physical difficulties” for more than a year, such as the removal of the wall that separated the Lafayette St. front and Crosby St. rear

on all floors and the installation of an elevator, essentially creating a single JLVQA unit taking up the entire building.

12. This work contradicts the architect's paperwork submitted to the DOB that the building will continue to be divided into two spaces, front and rear.
13. Given the vacancies in the JLVQA units for over two years, the pre-existing, non-conforming use below the second floor has expired. However, it could be reinstated by either a Special Permit or by certification by CPC.
14. The applicant argues that the rent tolerance is low, however they are advertising it for more than \$23,000 monthly. Just this past year, there was a sale of a three-story JLVQA penthouse condominium for over \$35 million within the study area.
15. Any new variance should apply the same restrictions on eating & drinking in the basement, ground floor and/or second floor as the 2012 variance, but the applicant did not agree to exclude eating & drinking establishments.
16. Any new variance should make it clear that the use of the rear exit is for emergency egress only and cannot be used by 216 Lafayette St. for loading or offloading merchandise from Crosby St. or as a potential entrance for customers.
17. It has always been CB2's position that JLVQA should be protected.
18. This property is currently offered for sale for \$14.5 million, almost double the amount paid in 2017. The listing suggests a plethora of non-restaurant, UG 6 uses: ([https://images1.cityfeet.com/d2/mKV9yqPE6SMUSV0tAekLVJLf-CDtHaJQR5e\\_EHF-mfQ/document.pdf](https://images1.cityfeet.com/d2/mKV9yqPE6SMUSV0tAekLVJLf-CDtHaJQR5e_EHF-mfQ/document.pdf))

Therefore, be it resolved that CB2 recommends denial of this application based on its failure to make the following findings:

1. A (unique physical conditions): The building has functioned very well with conforming uses since 1928, first as an auto repair shop, later as a home to JLVQA units, and very recently as Color House (a photography/print shop).
2. B (reasonable return): Not only are the comparative properties extremely dated, but the applicant's Economic Analysis uses a cap rate of 6-6.5%, which is based on a survey of lenders taken during the third quarter of 2020—a period of unprecedented volatility and extreme market uncertainty, bound to drive cap rates above their normal ranges. A lower cap rate in non-COVID times and better comps would produce and a considerably different calculation without requiring a variance to realize an equitable return on investment.
3. C (not detrimental to the character of the neighborhood or the public welfare): This is a neighborhood with a long and strong history of arts and residential use. Loss of residential in general, and JLVQA in particular, is *per se* detrimental to neighborhood character, as would be the introduction of crowd-generating retail and restaurant uses.
4. D (self-created hardship): Given the limitations of the JLVQA uses clearly enumerated on the most recent (1981) Certificate of Occupancy, if the applicant purchased the property envisioning the potential of getting the variances in place to attract higher-paying tenants and/or a quick subsequent sale, that is most certainly a self-created hardship.

5. E (the minimum variance necessary): The property was bought for \$8.4 million in June 2017 and is currently listed for sale for \$14.5 million—an intended windfall by any standard, let alone in the COVID economy. However, CB2 relies on the BSA to make that professional determination, taking into account all of the above which we believe makes a strong case for denial.

Therefore, be it further resolved that CB2 recommends denial of an extension of the amount of time permitted to substantially construct the plans and removal of the 10-year renewal requirement.

Therefore, be it finally resolved that CB2 strongly recommends that at a minimum, the rear unit be restored to active JLWQA use on the first and second floors per the Certificate of Occupancy.

Members in favor: Frederica Sigel, Katy Bordonaro, Susan Wittenberg, David Gruber, Donna Raftery, Michael Levine, Anita Brandt, Eugene Yoo, Sandy Russo

Members opposed: None

Members abstaining: John-Paul DeVerna, Doris Diether

Respectfully submitted,



Frederica Sigel